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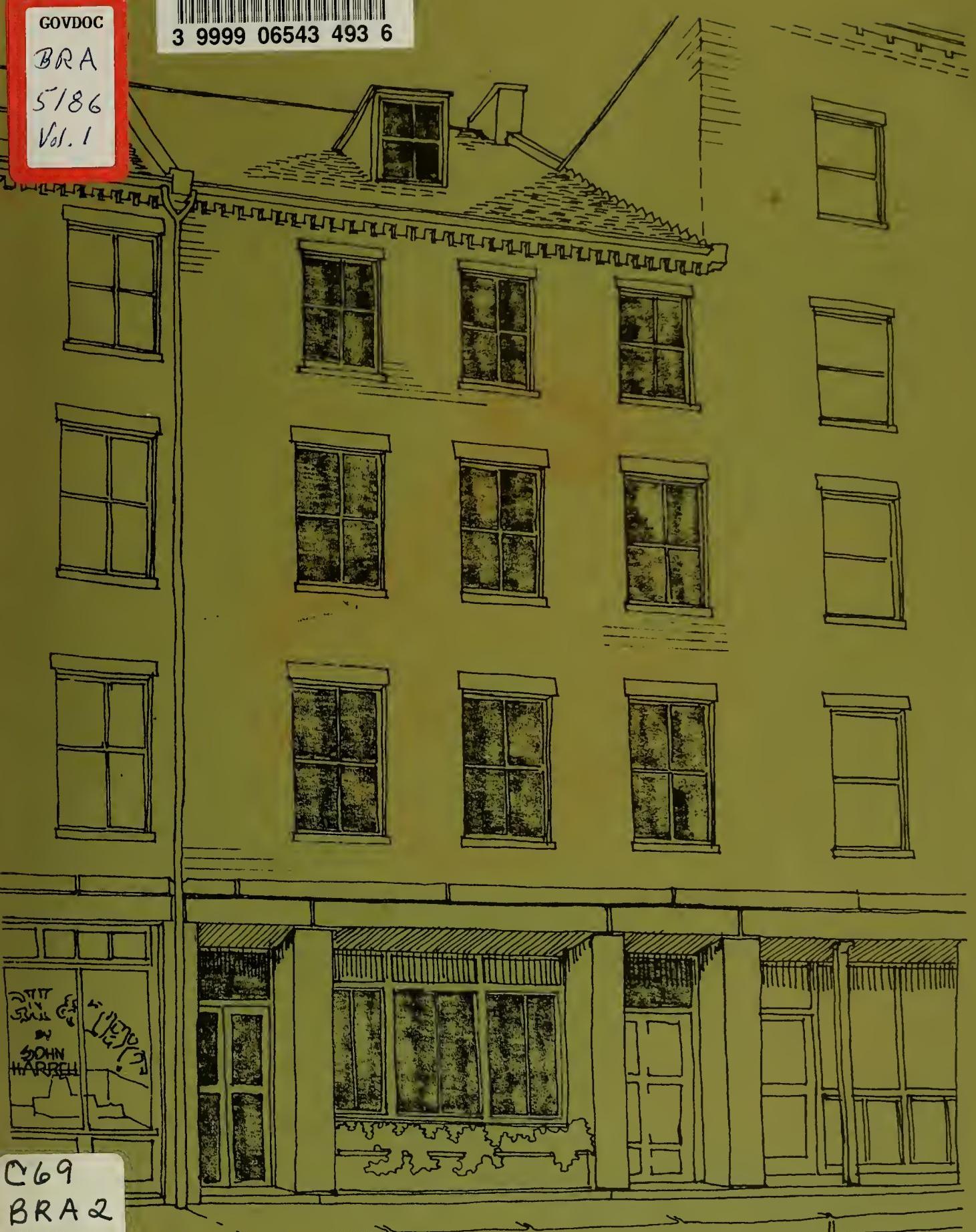
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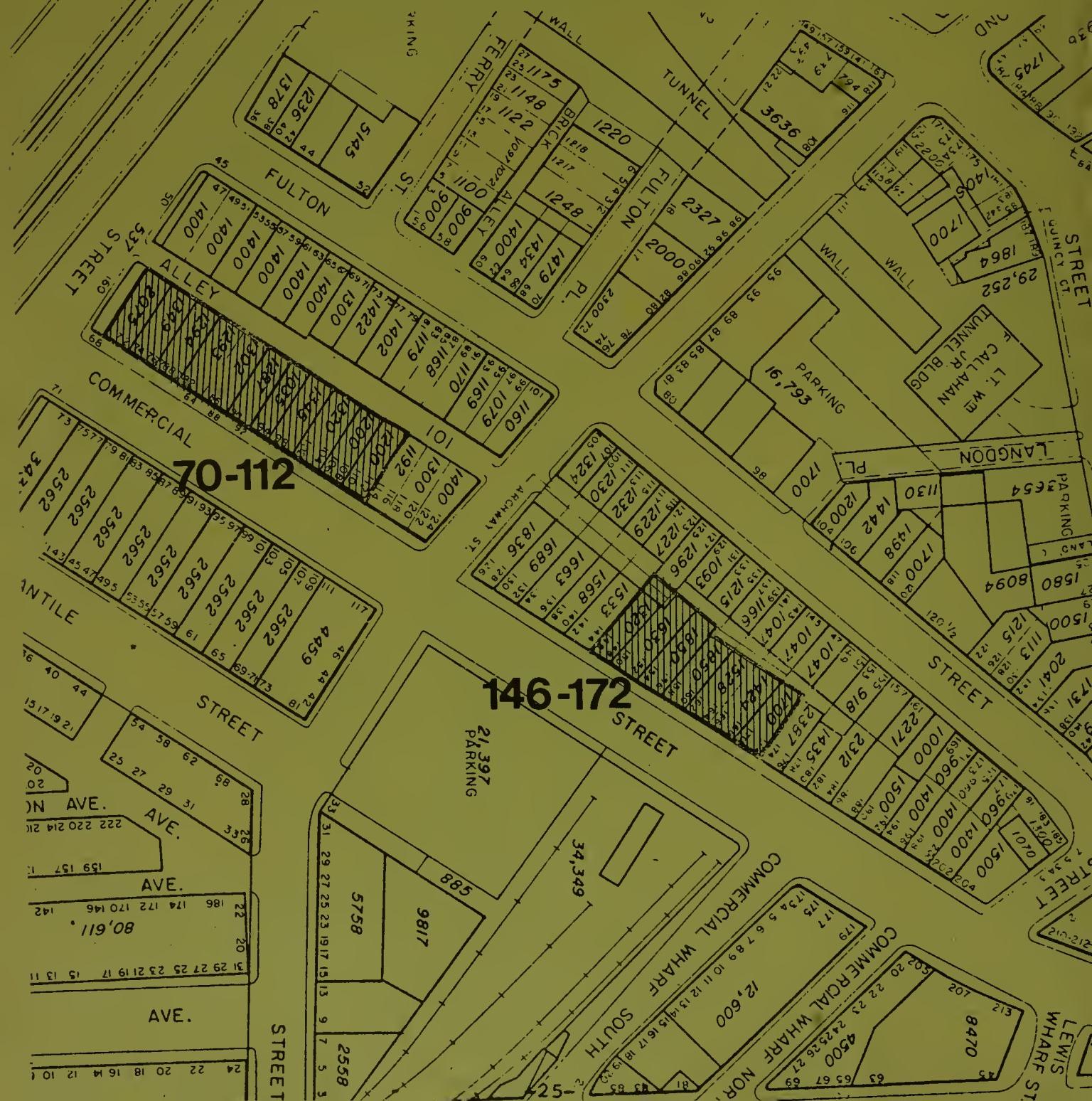
Vol. 1



C69
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STANDARDS for RENOVATION

This document is prepared as a supplement to the Waterfront Urban Renewal Plan (Mass. R-77) and the Developer's Kits prepared for the parcels on Commercial Street, contained within the C-2 parcel and specifically mentioned elsewhere in this document. The information in this document is given as a CLARIFICATION/AMPLIFICATION of the requirements and goals contained in the earlier documents and not as a replacement for them. Certain changes in the status of the properties and recent experience have created the need for this document.



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intent

The Authority's intent in this document is three-fold:

1. To provide the developers with a more definitive set of standards to be followed in planning and executing the renovation of these properties.
2. To ensure compliance with controls for properties listed on the National Register of Historic Places and thereby prevent undue delays in review and approval by other federal or state agencies.
3. To establish criteria for design review to prevent delays in this process within the Boston Redevelopment Authority.

scope

This document is restricted to the discussion of only exterior renovation of the front facades of the buildings and does not attempt to affect the interior planning and/or renovation beyond the apparent control of allowable openings in or intrusions on the exterior as outlined below. Therefore, this document will not discuss site and utility work, by either the Authority or the developers, except as specifically noted below. The standards of this document apply to any and all of the requirements applied by the Waterfront Renewal Plan only when these requirements affect the exterior appearance, in which case these standards are intended to be supplemental rather than alternative requirements.

introduction



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national register

Properties listed on the National Register of Historic Places, as these parcels are, require somewhat different procedures than are followed in renovation of other buildings. The differences result in part from the inherent value of the buildings which caused them to be listed initially and in part because there are additional reviews and procedures that involve agencies other than the B.R.A. The National Register is a federally controlled listing of the buildings, sites, districts and objects throughout the nation that are considered important enough to the nation, the region or the neighborhood to be recognized and protected. Any project done with Federal assistance must meet the standards set up regarding properties on the National Register: the B.R.A. is funded with Federal money and, therefore, the disposition of these parcels is subject to these standards. The Authority feels that, by clarifying these standards to be met, delays on obtaining design approvals from the other agencies will be prevented. Failure to meet the standards outlined for properties listed on the National Register could enable other agencies to prevent transferral of the property from the B.R.A. to the designated developer.

The standards set forth in this document are necessary to preserve the streetscape that depends on these buildings. This feature, the character of the area, is a valuable asset to the city for several reasons:

one

The buildings are a very real contact with the city's past--a physical reminder of Boston's position in the commerce of America.

two

The regular rhythm of the facades is a visual pleasure, creating a streetscape as important

to the character of Boston as the fancier Quincy Markets--and an area where people can live and appreciate another aspect of the special quality of this city.

three

Areas of positive physical character have demonstrated an increased economic viability that means the property is more valuable when its past and character are sensitively respected.

design review

The process can be facilitated if these standards are followed. They provide a definition or description of the items the Authority will consider in its required design review. If the submissions are planned with these standards in mind, the result will be faster approval by the Authority because there will be very few points left to arbitrate. A design that obviously adheres to the standards of renovation represented in this plan will therefore receive sympathetic consideration and the opportunity for imaginative solutions will be increased because the basic elements of the design requirements will have been satisfied.

The necessity for arbitration during the Design Review Process will be minimal if an equitable set of requirements is placed on all the Developers by the Authority. This means the Authority should, for all the reasons given above, as clearly as possible, outline the standards it will apply to the designs early in the review process. This document is the presentation of those requirements. In general, the discussions seek to:

- identify the important elements that must be preserved or replaced
- outline the types of alteration that will be allowed
- establish the replacements that are necessary in specific cases, and
- comment on the range and nature of choices.

The Authority is responsible, under the Federal requirements that established the Urban Renewal Areas,

for administering design review. The Authority's approval of all aspects of the proposal is essential for preparation of a Land Disposition Agreement, which, in turn, assumes complete compliance with the approved proposal. The Authority will conduct the required inspection and reviews to ensure that the renovations accomplish the standards set forth in this document.

In those cases when specific approval is required, this approval will be a written communication from the Director of Urban Design.

history

There was a time, very recently, when only individual buildings were placed on the National Register, because "someone famous slept here" or a famous architect designed the building. The fact that the buildings discussed in this document have been placed on the National Register shows a change in attitude has taken place: the Register now lists "districts," areas that represent special features only when all the buildings are thought of together as a whole--in which no single building is significant on its own, but only in its contribution to the entire group. This means that one inappropriate renovation can damage the success of the whole group; a good example of the "weakest link" indicating the strength of a chain. Buildings and districts are now listed on the National Register that are of importance to the history and character of the local area in which they are--not for national significance only.

These buildings were built in the 1830's as a result of the increasing prosperity around Boston Harbor following the success of Quincy Market near Faneuil Hall. Boston began to grow by filling in the wharfs, pushing the shore line out: the deeds to the new land on which all these buildings were built carried deed restrictions about height and materials, some specifically stating that the design by Robert G. Shaw at 102-124 Commercial Street be duplicated. This commercial district represents an attitude about building a city in a tightly controlled manner and one of the objects of this document is to preserve the little remaining evidence of this important urban design idea.

character

The character of a commercial district is defined by the continuous line of buildings, made of the same materials and to the same design. Boston was a leader in developing this use of "standard parts" which produced areas of very homogenous buildings: notice the rhythm of granite post and beam construction, the regularly spaced windows all the same size and the common roofline. These are the special qualities of a commercial district that sets it apart from residential districts. The preservation of this character is important and, because we are changing the use of the district from commercial to residential, difficult. The Authority recognized that this change in use means there must be a change in the buildings but it also recognized the value of the commercial character - not only as a part of Boston's history, but as a bonus to the area itself. The economic advantages of a pleasant, sensitively renovated area are documented throughout the city.

streetscape

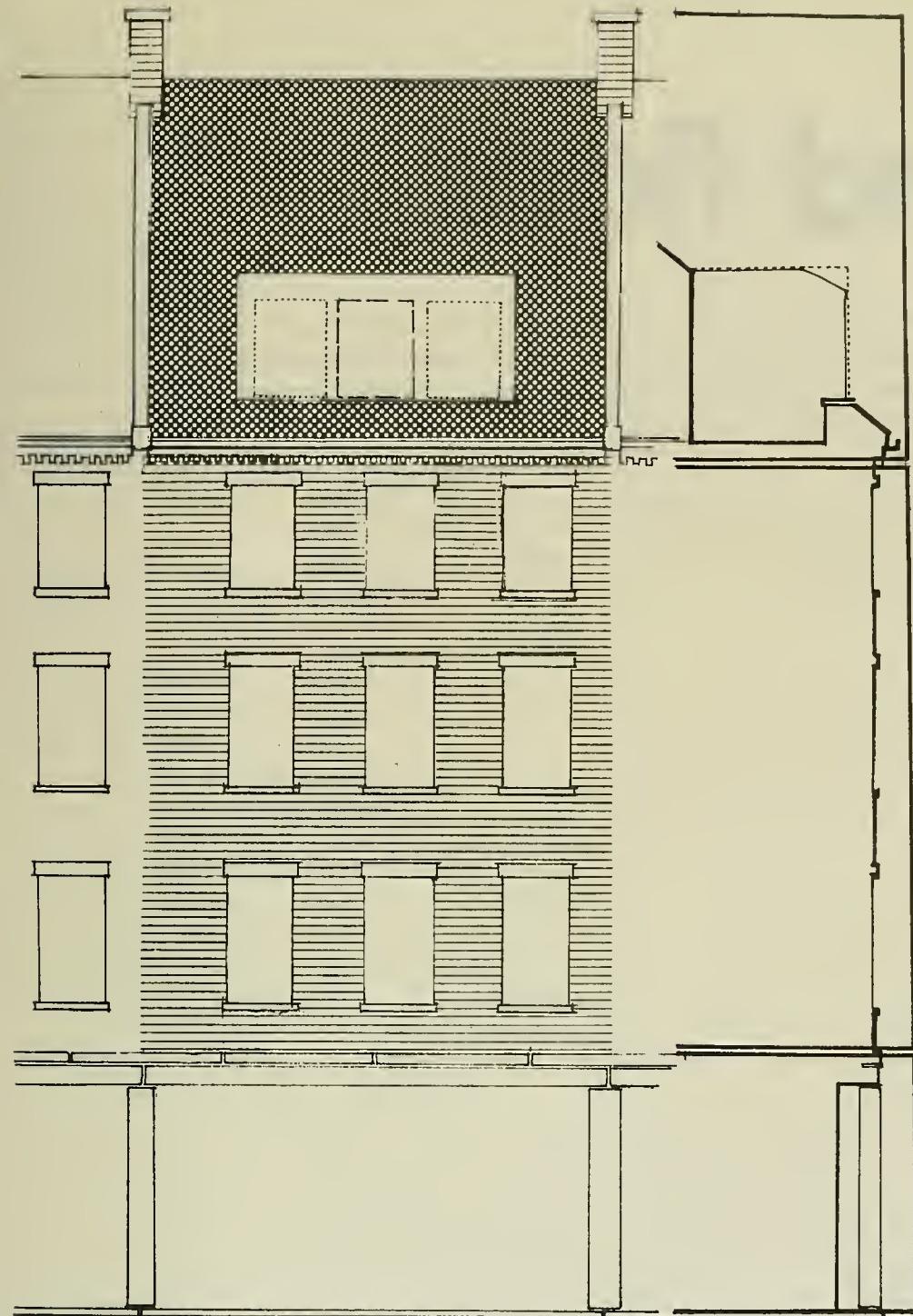
The streetscape is the appearance of all the buildings that line the street: sometimes the buildings are very different, as along Washington Street, and sometimes very similar, as in the Commercial districts. This homogenous image depends on the integrity of each building - just as the success of each building renovation is dependent on the careful replacement or repair of each of the elements. The quality of the district was originally the product of this cumulative effect of harmonious pieces: the success of the renovation will depend on the cooperative efforts of each developer to integrate his building into the whole street - while adapting it to his own particular requirements. This is the challenge and the excitement of adaptive reuse.

The elements that make up the special streetscape of Commercial Street fall into three horizontal bands (see Drawing d1).

- the ground floor facade
- the roof and cornice line
- the continuous facade between

The standards in this document are established to preserve the integrity of these three factors. There are existing exceptions--some as additions and some as subtractions--that the standards must relate to, but there are so many more examples of the original buildings that every effort must be made to preserve and reinforce them.

the standards



d1

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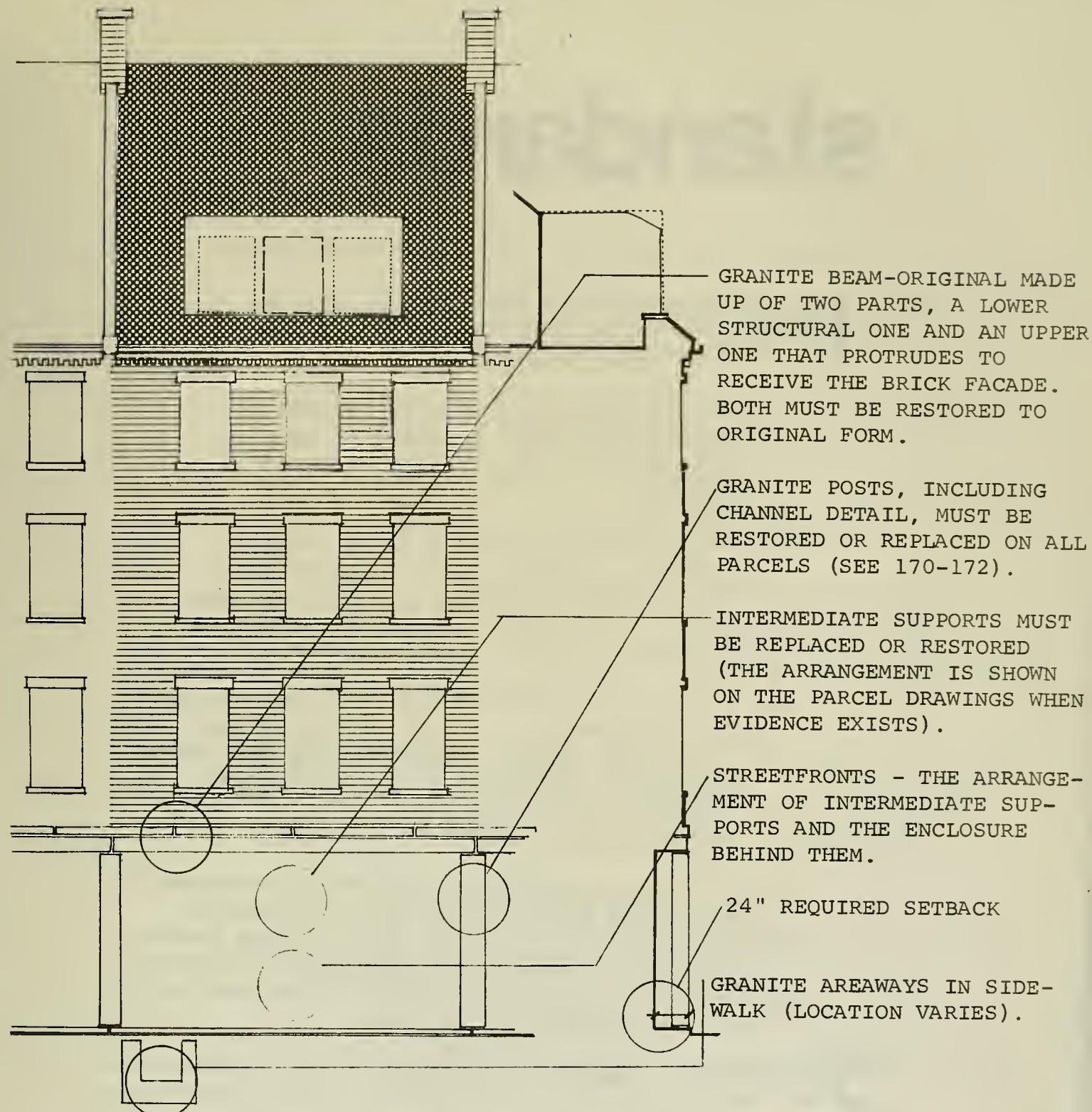
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date: October 73

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URBAN DESIGN DEPARTMENT

ground floor

The Ground Floor Facade is defined as that portion of the building framed by and including the original granite post-and-beam construction. It is approximately twelve-feet high from the sidewalk and runs continuously the entire length of the building fronts, except for the granite facade of the Commercial Block Building. The original form of the ground floor facade exists at 114-124 Commercial Street.



ground floor facade

d2

COMMERCIAL STREET

PROJECT AREA: waterfront
 drawn by: harrell
 scale: no scale
 date: October 73

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standards

Standards for renovation of ground-floor facade:

1 Granite post-and-beam construction will be retained or replaced on all parcels (except 170-172, as noted below).

- A. The ground-floor facade of 122-124 is established as the standard if complete replacement of the granite elements is elected.
- B. The replacement beam will be either granite or granite-veneer encasing another structural beam, but the form must match the standard, including scores to indicate original granite elements.
- C. The granite posts as the party walls must be preserved, or in case of significant structural damage, replaced by a post which will be either granite or granite veneer encasing a structural post. The form and appearance must match the original.

Certain of these posts and beams are channeled in a half-circle section to receive downspouts. Downspouts will be located only at these points unless other locations are specifically approved by the Authority. Developers will be required to coordinate gutters to allow this.

2 Intermediate supports will be retained or replaced in the same spacing as the original posts and must occur at the joints in the granite beam. These intermediate supports will be made of granite (or granite veneer), wood or iron.

- A. Granite posts will be located in a regular pattern closely matching that in 122-124 (not one of the designated panels).
- B. Iron or wood columns used as intermediate supports will be located in a pattern closely matching that in 102-104. The width of these intermediate supports should be no less than 10" and the depth that of the apparent depth of the granite beam.

These intermediate supports must be provided to capture original rhythm and vertical elements, even though they may not be structurally essential. Any essential structural supports will be designed to meet these standards.

3 Streetfronts will have as much glass area as use will permit and any opaque material used in place of glass will give the effect of transparency or lightness. The framing should be scaled to the opening and will be painted to match the trim of the main facade.

- A. Residential uses require that privacy be provided to the ground floor areas, but this need is not a license to build a "heavy" wall between the vertical elements of the facade. This new wall is actually a curtain wall: its appearance should reflect this quality and honestly admit that it is a new addition to the building.
 - 1. The original (or an acceptable arrangement of) vertical elements to be restored or replaced.
 - 2. All construction will be recessed at least 24" behind the plane of the brick.

façade to make the vertical elements more apparent.

3. Brick will not be used as a facing material for this wall.
 4. Materials that express lightness, reflectivity and simplicity are most appropriate to this construction.
 5. Window openings must relate to the spacing of the vertical elements: their size and arrangement are not controlled by those of the main façade.
 6. Fenestration of the windows should be compatible to but not identical with that of the main façade. No pane size smaller than the 2/2 guidelines in the main façade section will be approved.
- B. Entrances should be located in their original positions, framed by vertical elements to separate them from the rest of the façade. The granite construction must be separate from any framing for doorways.
1. Doors should be retained when possible. Replacement doors should be designed to approximate the originals, using as much glazing as is consistent with security. Double doors are suggested both because they are accurate and, additionally, they facilitate moving in and out.
 2. Doors and frames should be painted to match the rest of the trim, in dark, earth-tone colors. The Authority will consider accent colors for door only, and these colors must have specific written approval.

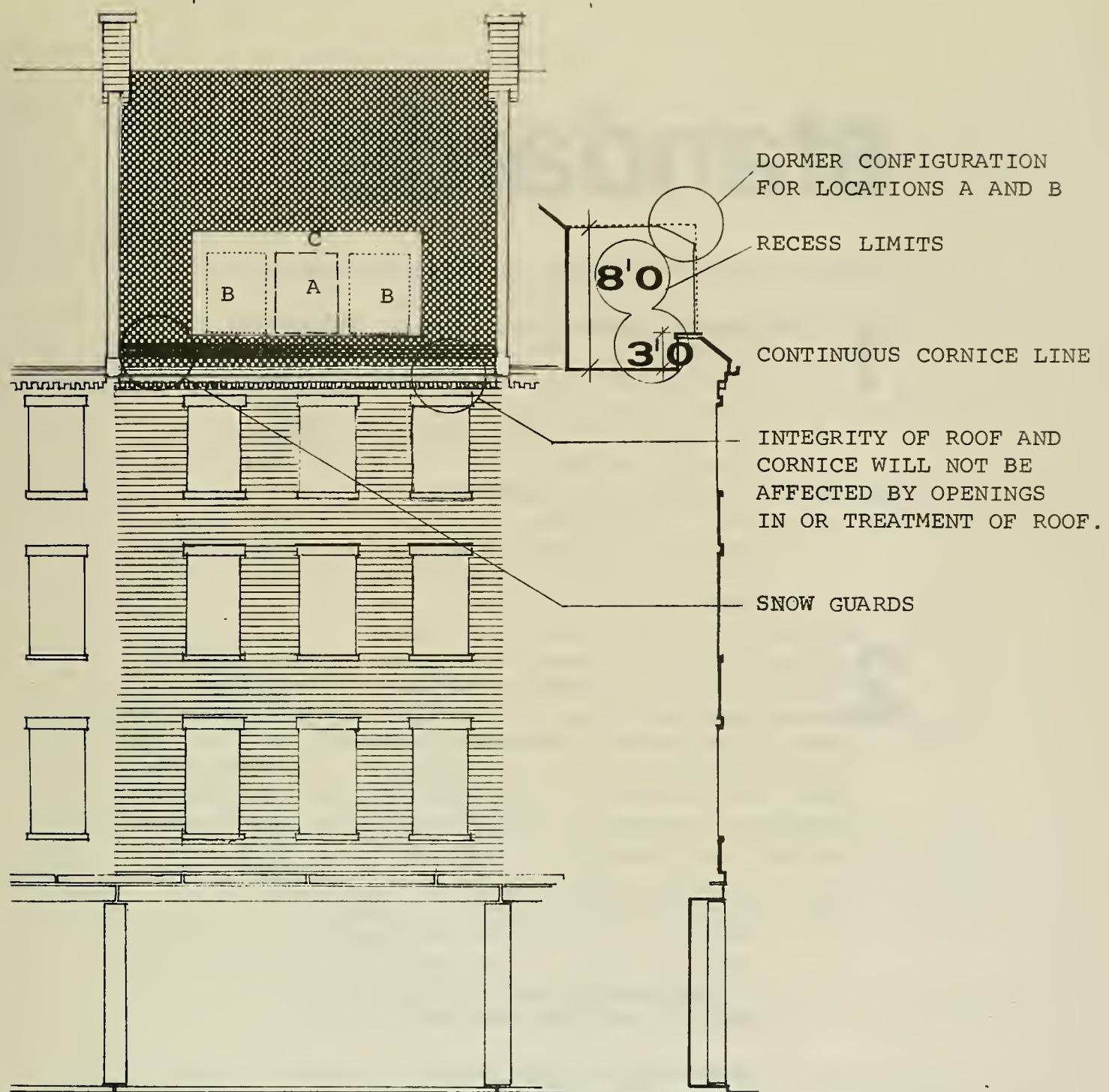
C. Granite areaways that were originally used as access to lower level storage may be utilized by the developer as desired. The access to the lower level shops at Faneuil Hall should be studied for possible use of these areaways. If these access points are not used, they will be permanently sealed, to city standards, with granite or a granite-like substitute. The existing granite coping will be retained in either case to preserve a special detail of the area.

roof & cornice

Ridge and Cornice Lines of the original buildings were continuous. In general, these standards attempt to preserve this integrity, but the Authority recognizes the financial restrictions involved and the arguments that pure restoration is not necessary. Therefore, the standards address both original and altered cornice lines: in instances, where noted, the alterations will be allowed to remain. In no instance will additions be added except as noted in these standards. The Building Code requires that firewalls extend through the roof: details of this wall will match those of the original construction.

3/5 WIDTH

RECESS LIMITS



roof and cornice line

d3

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date: October 73

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standards

Standards For Renovation Of Roof & Cornice Lines.

1 A Continuous Cornice Line will be preserved and/or replaced on all parcels except 102-104, 146-148, 154-156, 162-164 and 170-172.

- A. All cornice details will be preserved, replaced, and/or repaired to match original, evident on most parcels.
- B. Gutters and downspouts will be copper or a factory-finished dark colored metal. (See I-C-1 above.)

2 Altered Cornice Lines may be preserved in their existing form if deemed feasible by developer. In no instances (see parcel 170-172) will enlargement of existing alterations be permitted. If the existing alteration is removed, the original cornice line referred to in II-1 will be restored, and the standards of the roof openings outlined in II-4 will apply.

- A. Brick will be restored to match main facade (see parcel 146-148) in color, size and mortar joint. Brick samples and mortar composition must be submitted to the Authority for approval before installation.
- B. Existing cornices on the alterations will be restored (see parcel 162-164). All brick detail will be retained and repaired.
- C. The window size and design in the alteration will match that of the main facade (except parcel 146-148) in all respects. The size and location of the openings should match the

spacing of the main facade. The sash should be the same and the opening details should match those of the main facade.

3 Roof Material on the front slope will be slate or an approved substitute that resembles slate in color and texture.

- A. Flashing details should be those used for slate at peak and fire walls regardless of material.
- B. A built-up type roof may be used on flat roofs of alterations that are not visible from the street.
- C. The exterior material of dormers will match material of the roof in which they are located.

4 Openings in the Roof must be kept minimal to preserve the traditional configuration. Projections will be carefully sized and located and skylights or decks will be kept as near the plane of the roof as possible.

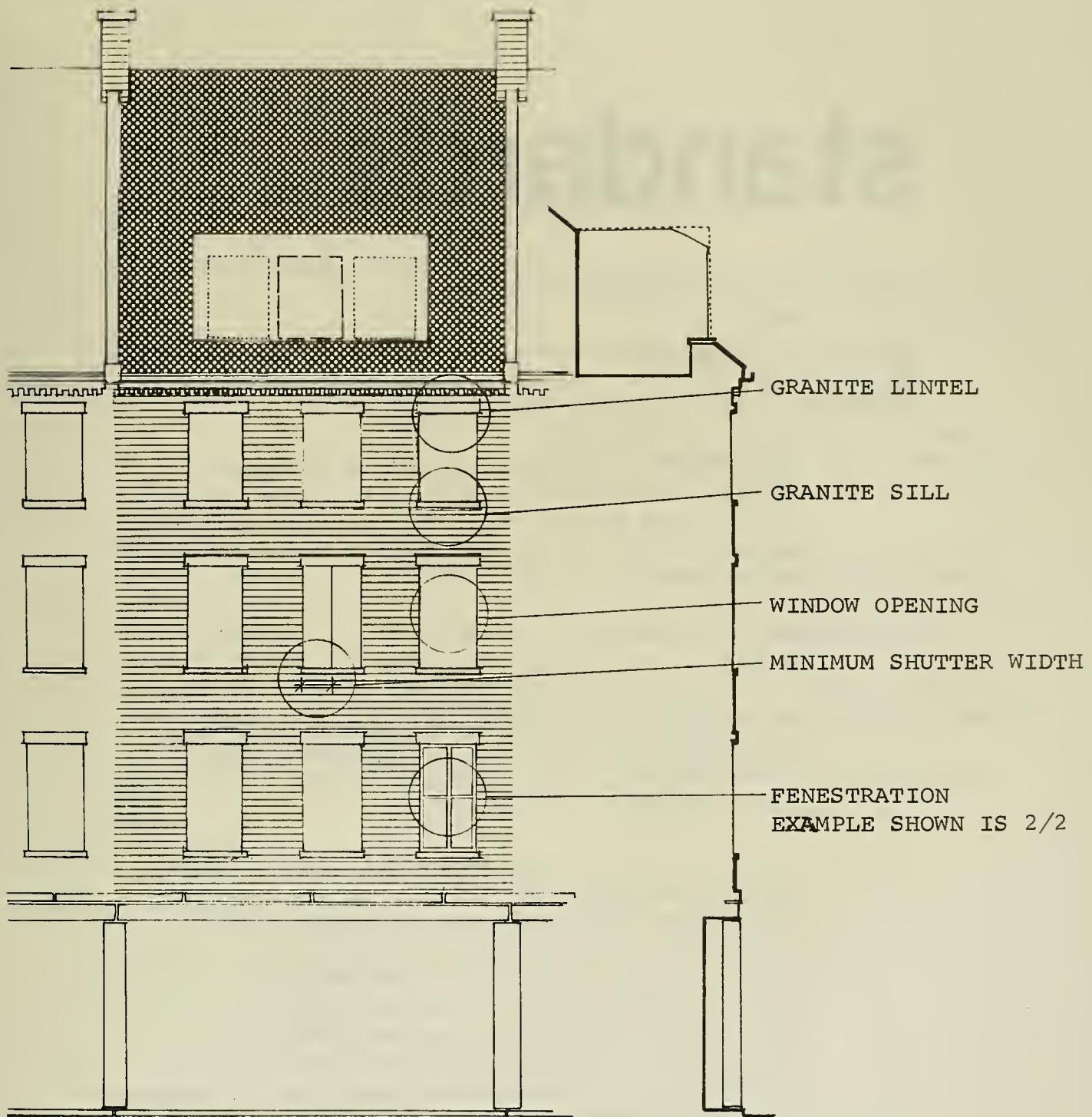
- A. Dormers are allowed only if they repeat the size of the existing dormers.
 - 1. The single, one window, dormers may be restored. Location "A" on Drawing 3.
 - 2. Two dormers may be built if the distance between them and to the party walls is approximately equal. Location "B" on Drawing 3.

3. The size of the dormer may be no greater than the window opening of the floor below the cornice, plus the required framing.
 4. The type of fenestration must match that of the main facade.
- B. Skylights may be used, their size and location unrestricted. However, they must not project more than 6" above the roof plane at their highest point and should be made of dark colored framing and dark glass. When skylights are employed with dormers, the skylights must be located above the ridge of the dormer.
- C. Recesses may be cut into the roof for either decks or windows. (See "C" on Drawing #3.)
1. The width of the recess can be no greater than 3/5 the width of the building and should be centered.
 2. The recess should be located so that a vertical from its lower edge to the finished floor level measures 3'0" and from its upper edge, 8'0". The roof will be continuous around and below the recess.
 3. Dormers and recesses may not be used together.
 4. The material and/or color of the structure that is visible should match that of the windows in the main facade.

5 Existing Snow Guards will be preserved and are encouraged as appropriate and practical replacements on parcels where they have been removed. Parcels 106-108 and 110-112 are designated the standards for these elements.

main facade

The Main Facade of the building, between the granite beam and the cornice is most nearly intact in all the buildings; only parcel 170-172 has been substantially altered. In those parcels where the original cornice has been removed and a new cornice raised above the original height, main facade is defined as including that portion above the original cornice height as well.



main(continuous) facade

d4

COMMERCIAL STREET

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 date: October 73

URBAN DESIGN DEPARTMENT

standards

Standards for Renovating Main Facades (See Drawing #4)

1 The only materials permitted on these facades are brick and granite, unless a comparable material is specifically accepted and approved.

- A. The existing brickwork must be cleaned, repointed and sealed. No brick may be painted or altered in any way. The granite must be cleaned; no granite may be painted or altered in any way.
- B. Mortar will be colored dark and properly raked to approximate original.
- C. Any repair or replacement work will use brick that exactly matches the existing in size and color. All mortar joints will match existing in width and color.
- D. Granite sills and lintels will be cleaned. No granite sills or lintels may be removed unless specific approval is given by the Authority. In cases of severe damage, or if granite sills and lintels are missing, however, a replacement material may be approved. Any replacement material must be submitted to the Authority for approval before installation. Fractures and broken edges need not be reasons for replacement: repair and sealing are preferred. The appearance of the existing granite is not expected to be perfect.

2 Openings will not be made in the main facade that do not exactly match the existing pattern, size and alignment. Any openings that have been closed must be opened and repaired to match other openings exactly.

- A. All openings must be framed with granite sills and lintels unless an acceptable substitute is approved.
- B. Window framing and sash may be metal or wood, but must be of a dark, earth-tone color. Unusual framing done to accommodate standard windows will not be approved.
- C. Fenestration will use a uniform and no smaller than a 2-over-2 double hung sash glass size unless documentary evidence is furnished of an earlier fenestration.
- D. Masonry openings will not be framed down to accommodate air-conditioning grills or vents.
- E. Shutters will be permitted if documentary evidence is presented.

reuse

Reuse of Materials

Materials salvaged from buildings north of 170-172 could be used to repair and replace elements in the parcels to be renovated. The responsibility for obtaining this material rests with the developer, but those holding demolition rights are encouraged to cooperate fully in providing the materials at the lowest possible price. It is very difficult to replace these materials in kind and the quality of the renovation will be raised by recycling the materials.

lighting

Exterior Lighting

General street lighting of a quality to ensure public safety will be provided by the City of Boston. No exterior lighting or lighting devices will be approved, except for recessed down-lights over entrances.

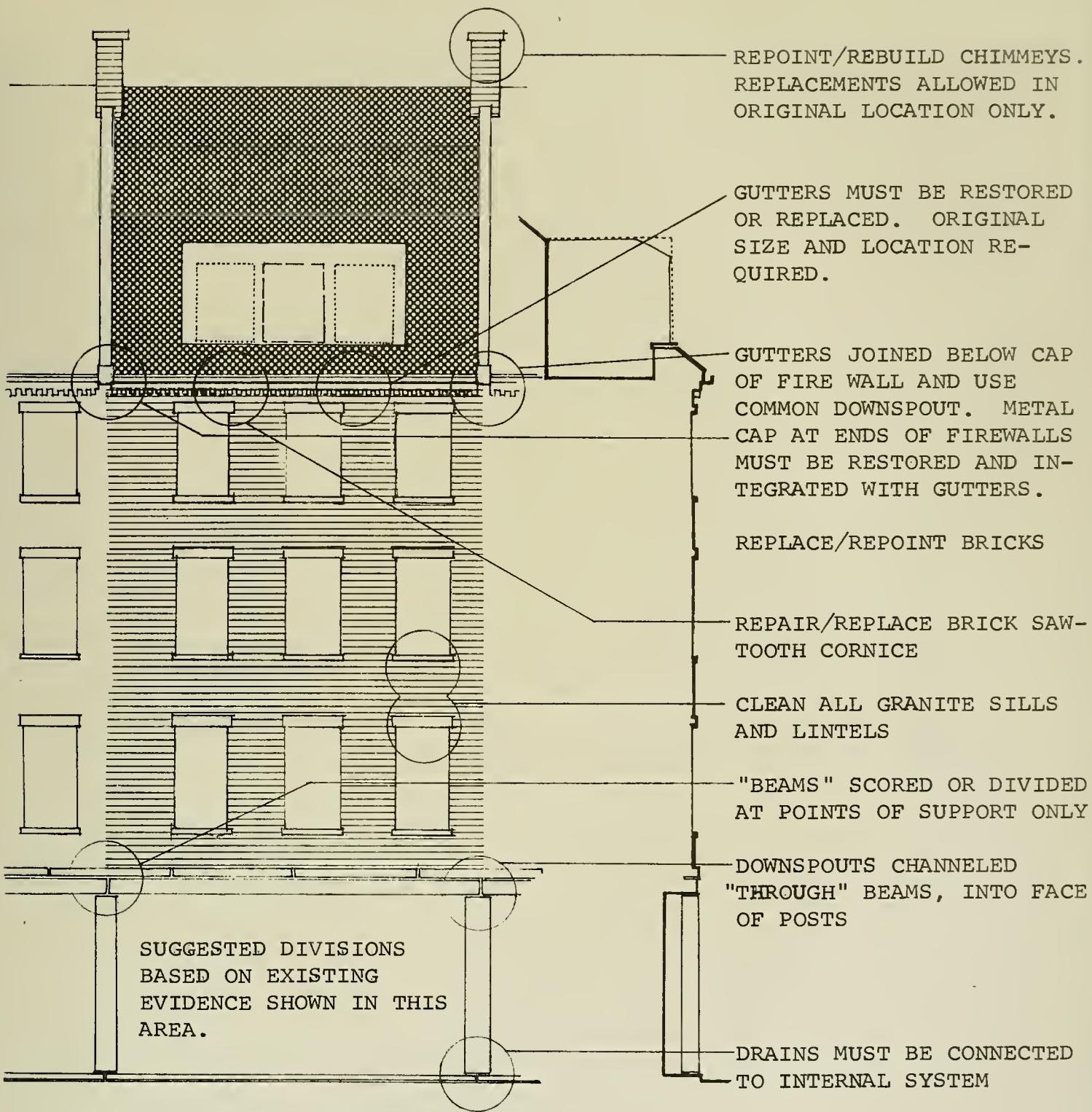
the parcels

general

There are potentials and problems peculiar to the individual buildings that affect the standards outlined earlier. In order to tailor the requirements and make them equitable, each developer should know these special features for all the buildings in order to understand that the Authority is not making arbitrary decisions when a requirement is either waived or applied to a given parcel and not to all others.

This section discusses each parcel separately, noting the elements that are special to that building and require particular attention. The standards outlined in this section are elaborations of the earlier portions of this document and are intended to maximize the potential of the entire project by identifying the elements that must be or may not be retained and/or replaced on each building. It must be noted that the discussion on this section is specifically addressed to the peculiarities of each parcel and that the general standards outlined earlier are applicable to all parcels, unless specifically edited in this section. In addition, the alteration of a standard in one instance does not affect the applicability of the standard of all other parcels unless those buildings are specifically commented on.

The drawings in this section are not done to scale and are provided only as guidelines and explanations of the text of these standards.



general requirements applicable to all parcels

d5

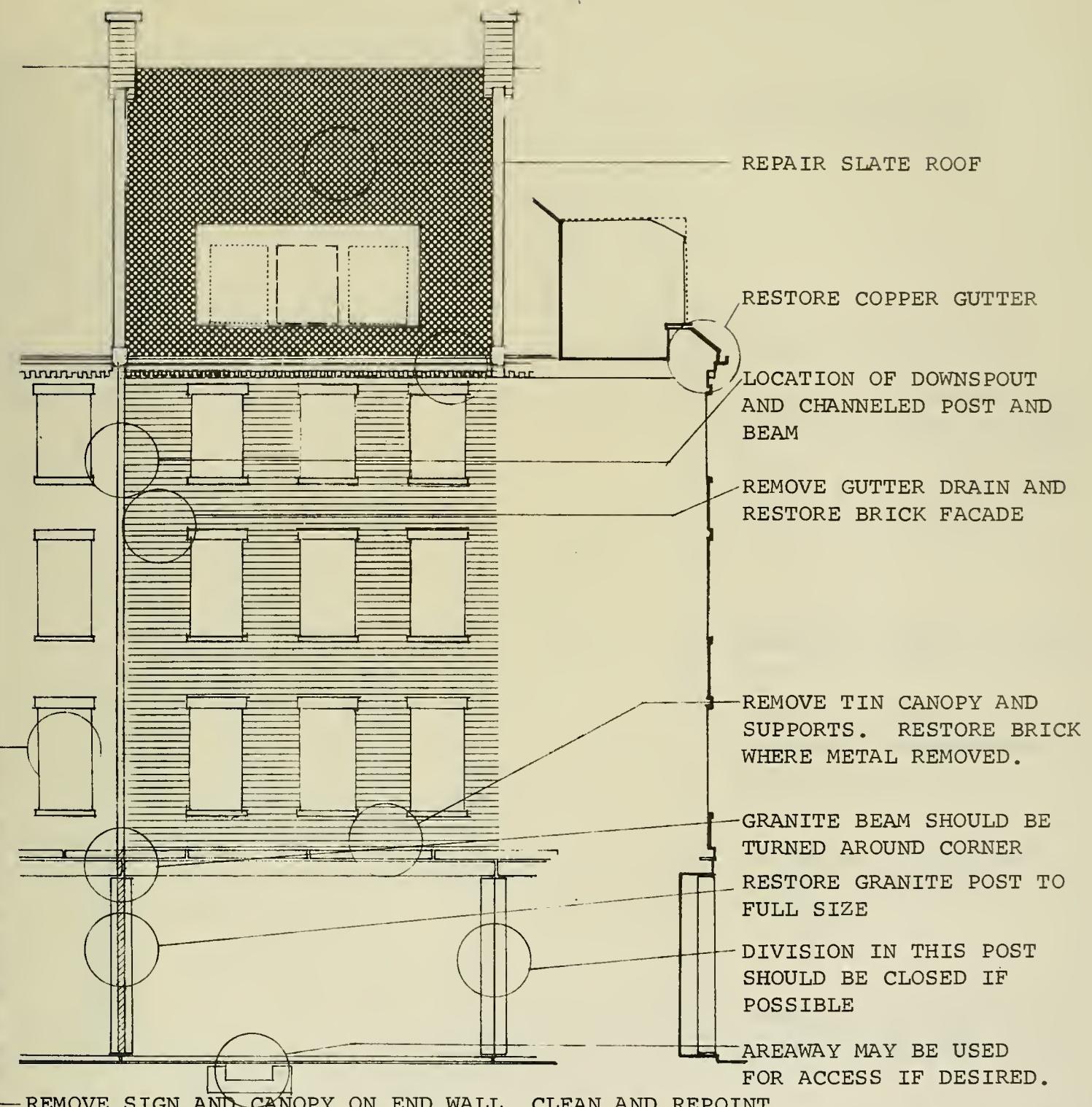
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specific requirements

for individual parcels

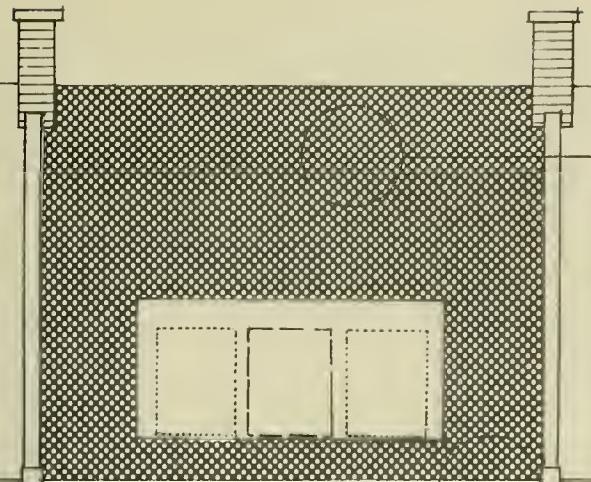


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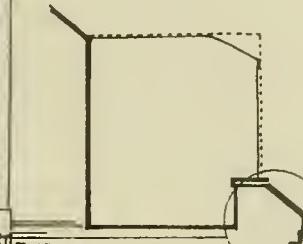
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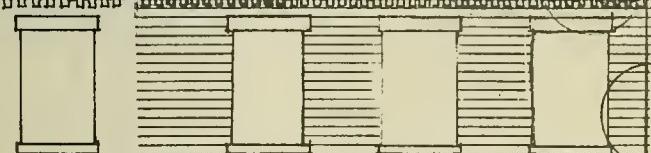
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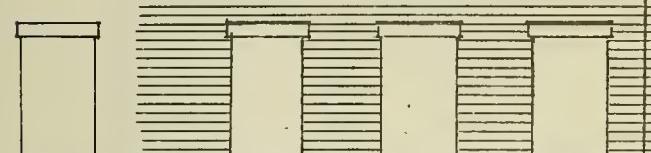
REPAIR SLATE ROOF



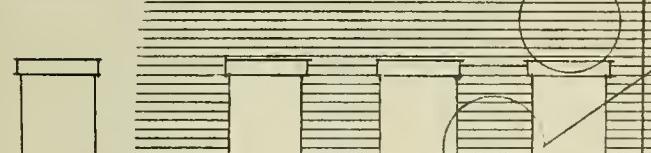
RESTORE COPPER GUTTER



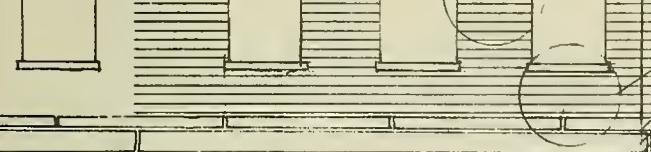
LOCATION OF DOWNSPOUT AND CHANNEL IN BEAMS AND POST



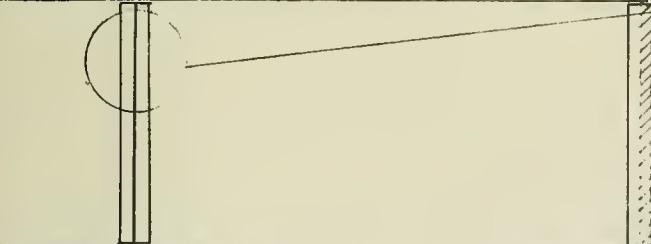
REMOVE SIGN: REPAIR BRICK DAMAGED BY SUPPORTS



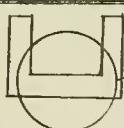
SANDBLAST BRICK TO REMOVE PAINT



REMOVE TIN CANOPY AND SUPPORTS. RESTORE BRICK WHERE METAL REMOVED



DIVISIONS IN THIS POST SHOULD BE CLOSED IF POSSIBLE



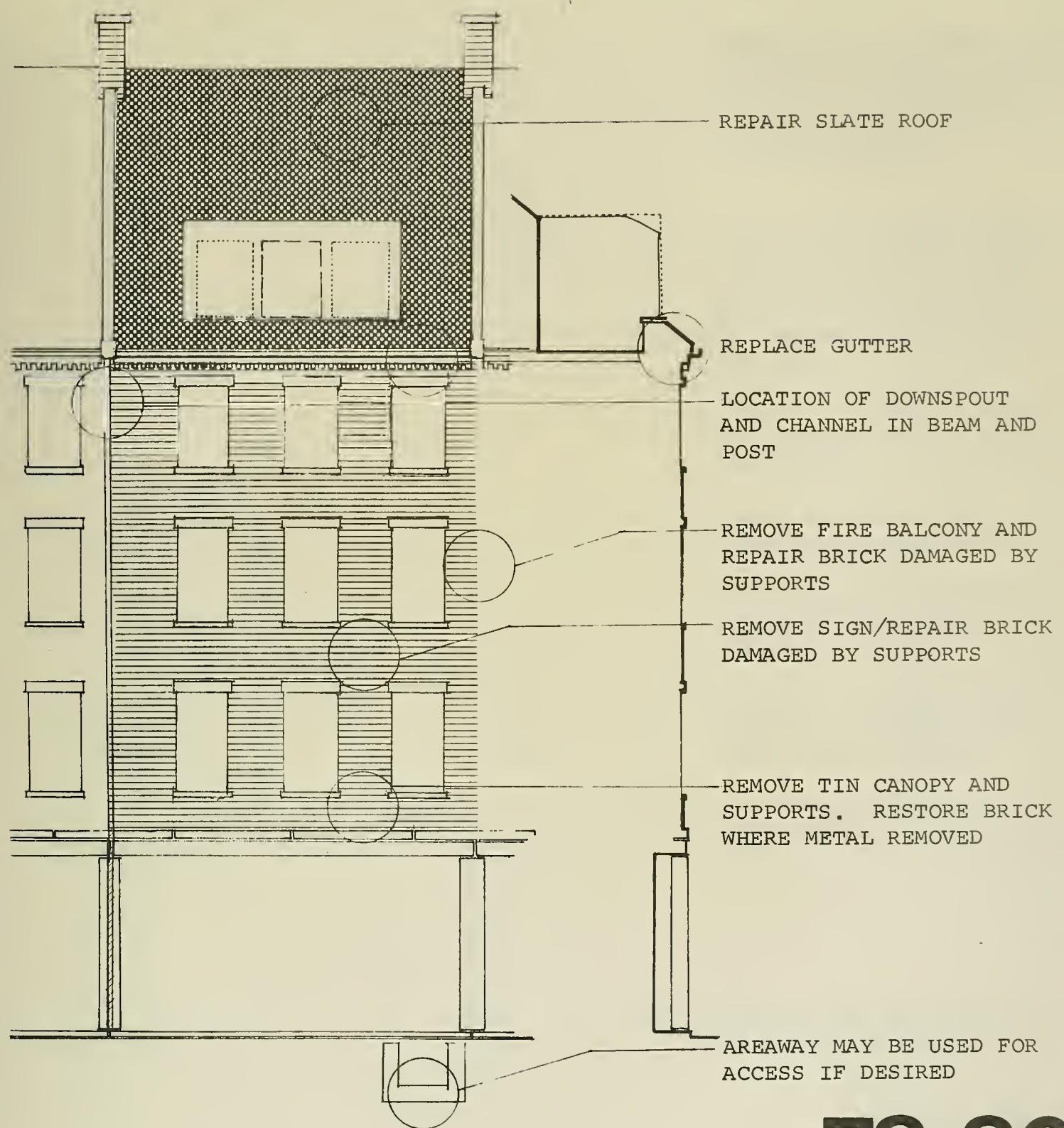
AREAWAY MAY BE USED FOR ACCESS IF DESIRED

74-76

COMMERCIAL STREET

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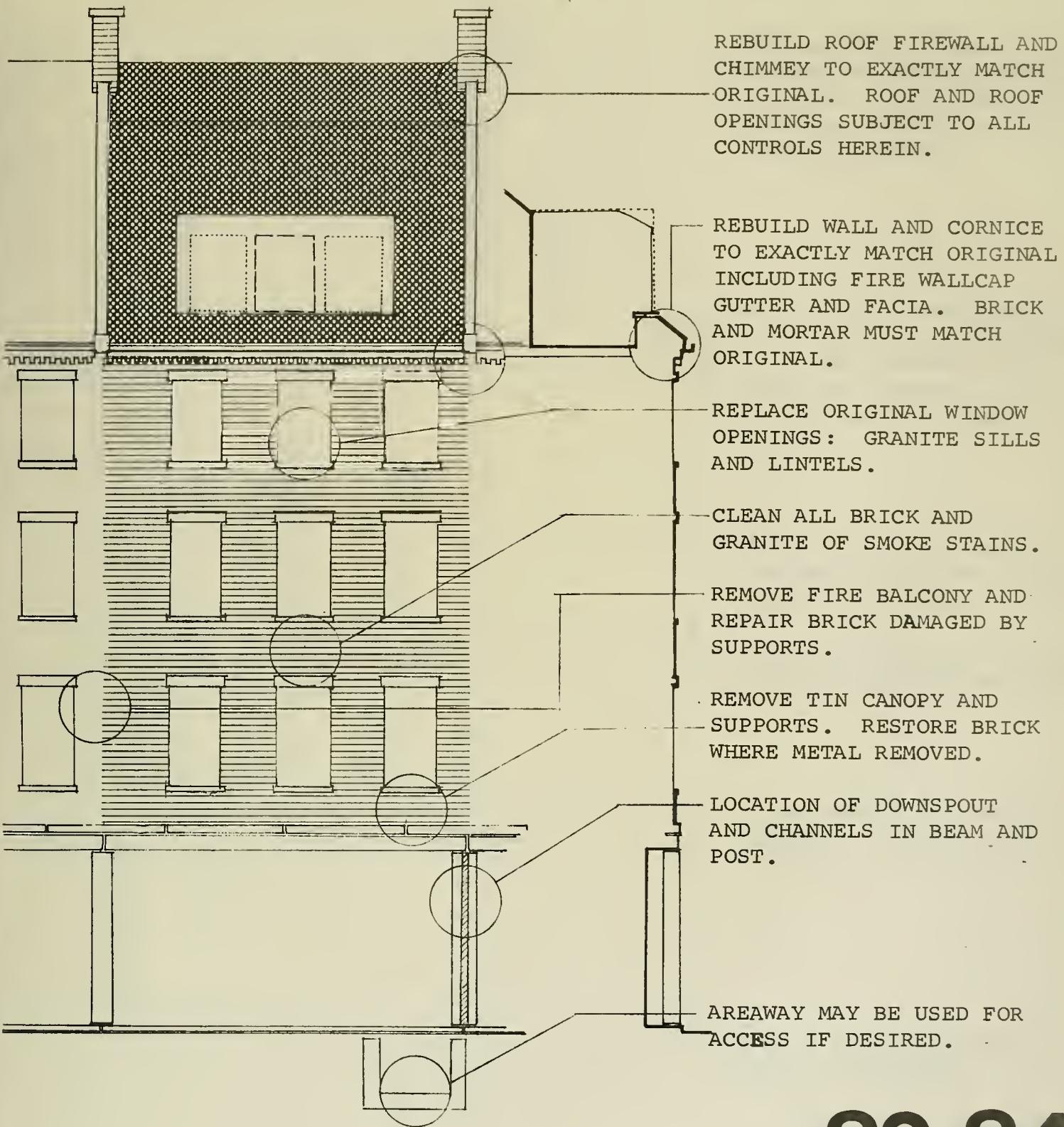


78-80

COMMERCIAL STREET

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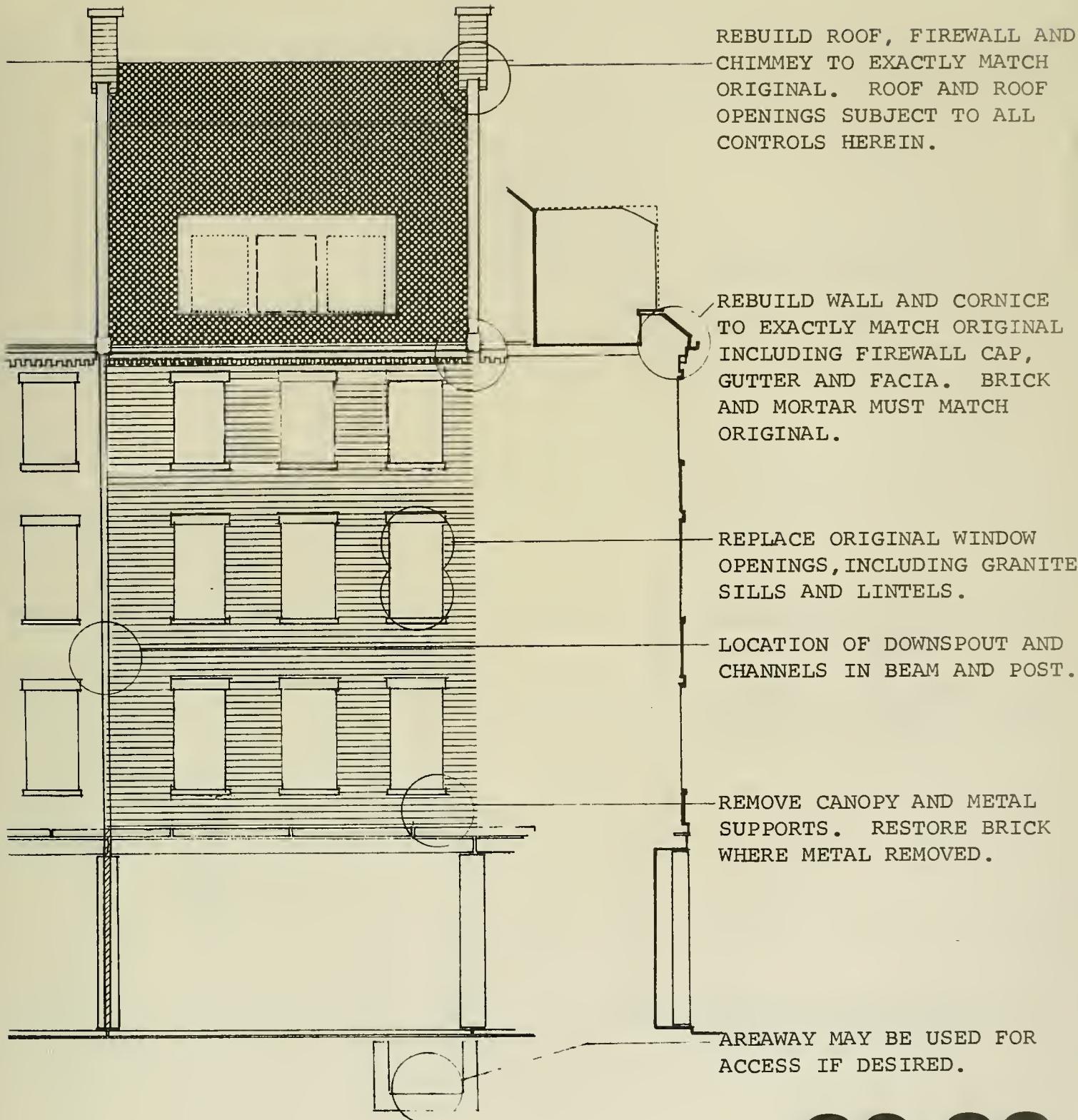


82-84

COMMERCIAL STREET

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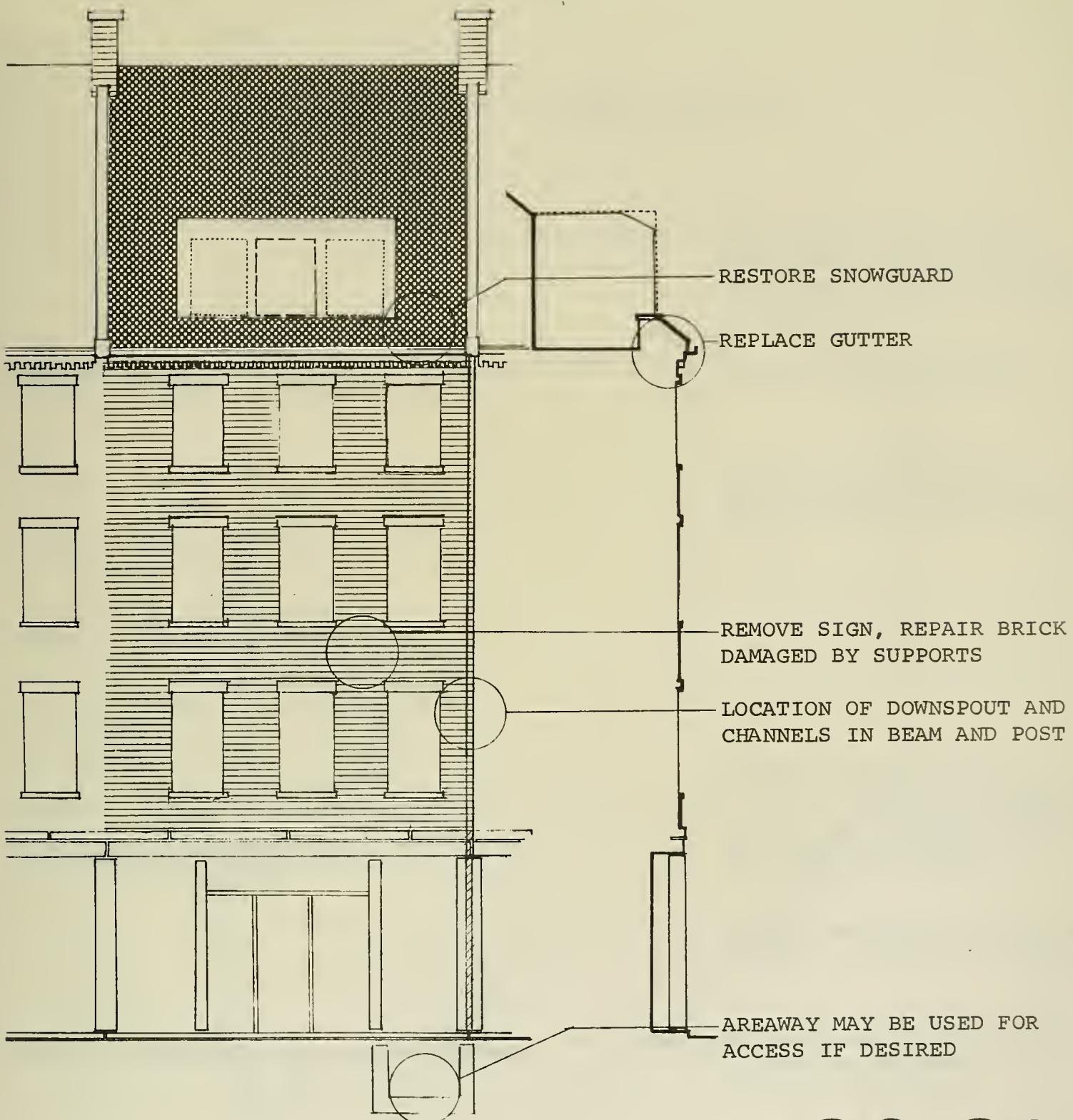


86-88

COMMERCIAL STREET

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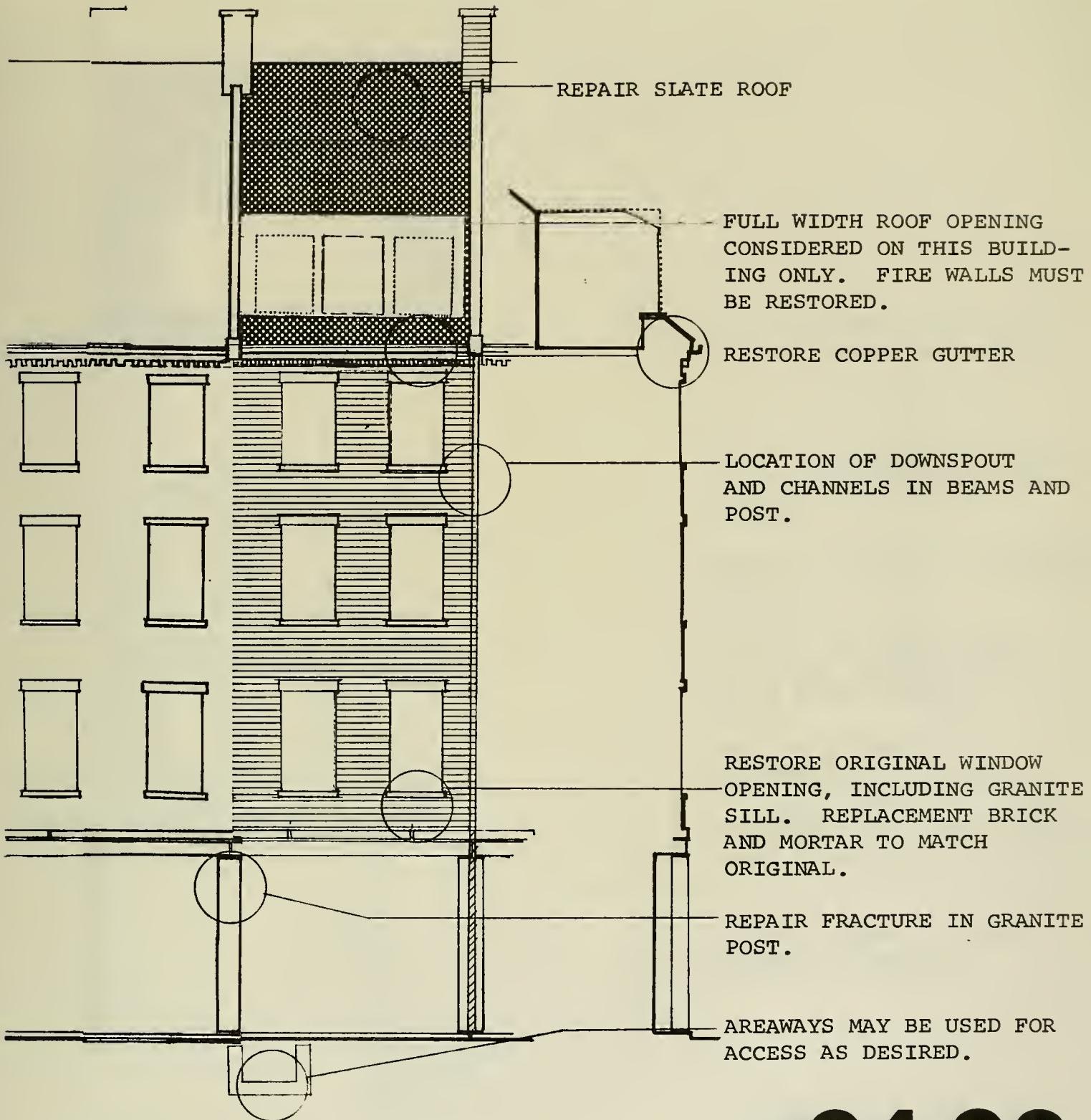


90-92

COMMERCIAL STREET

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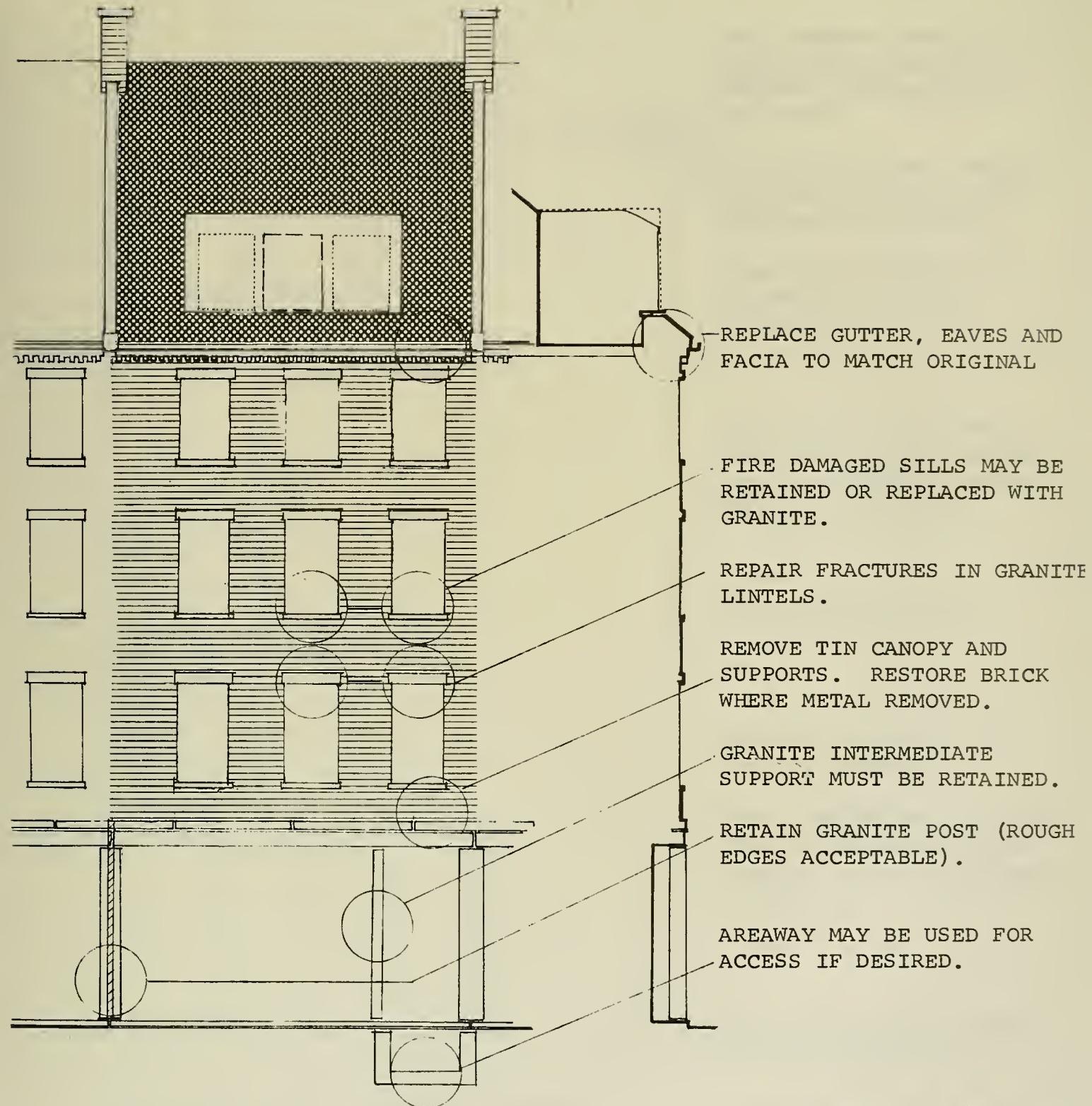


94-96

COMMERCIAL STREET

PROJECT AREA: waterfront
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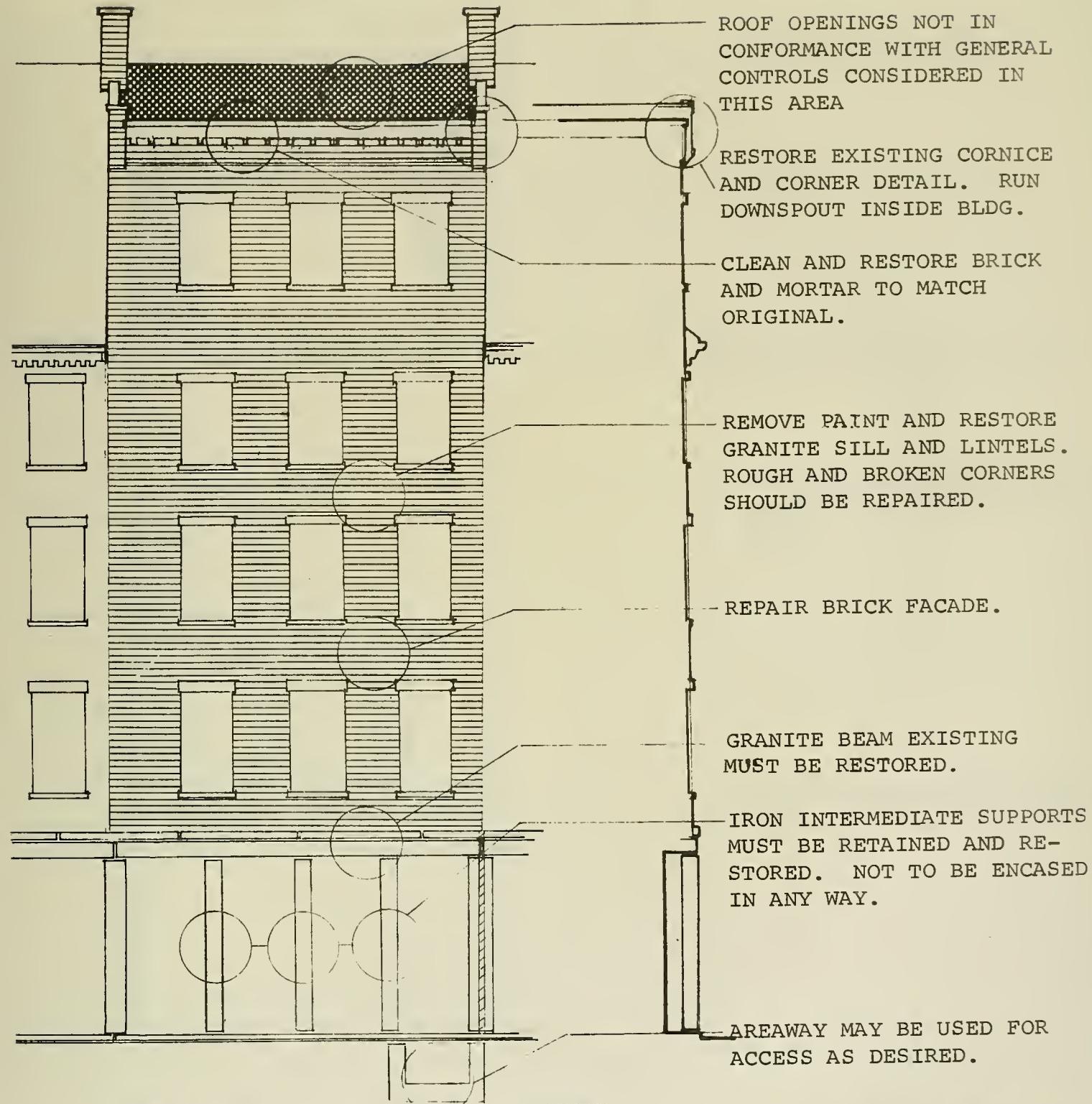


98-100

COMMERCIAL STREET

PROJECT AREA: waterfront
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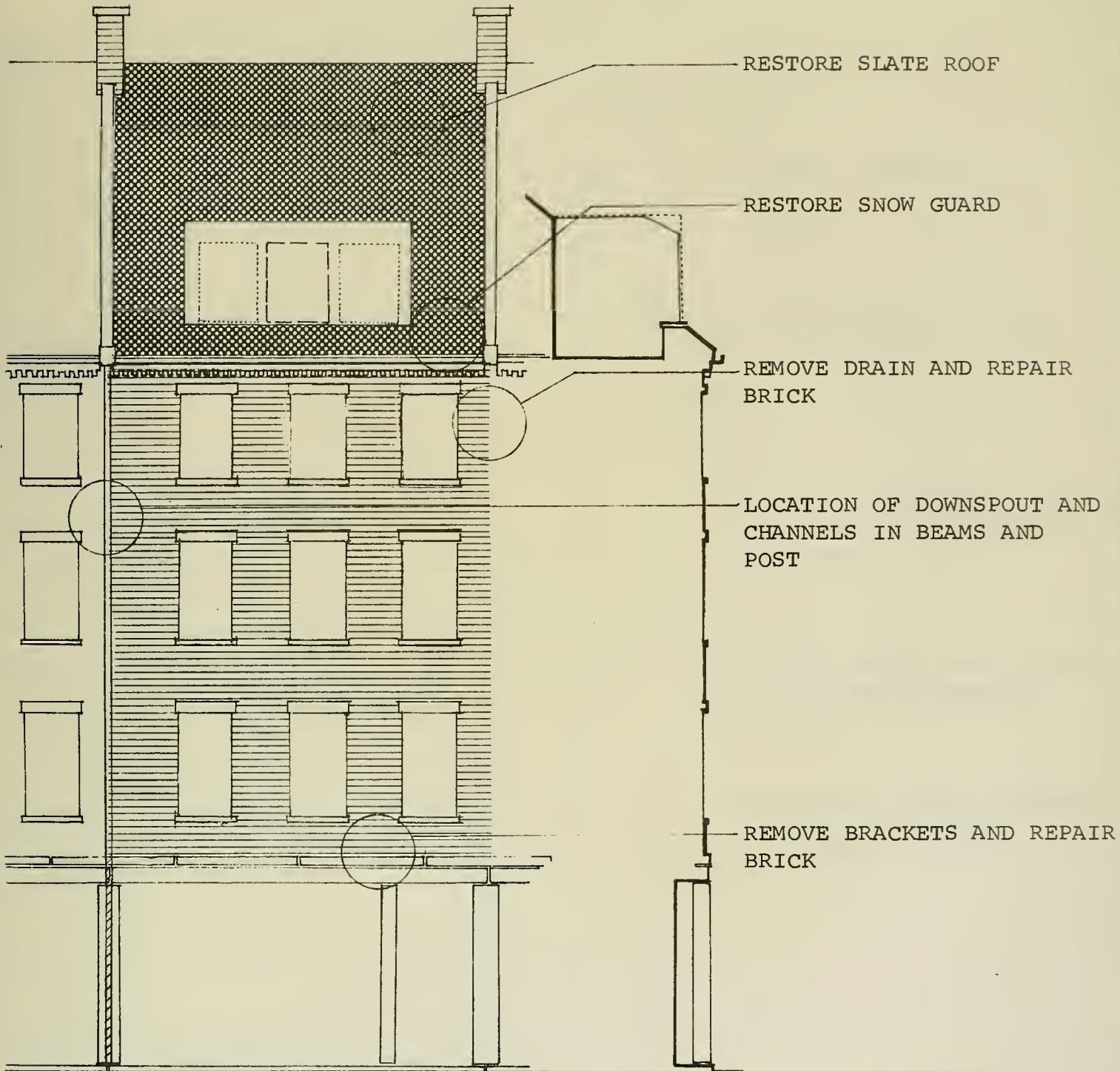


102-104

COMMERCIAL STREET

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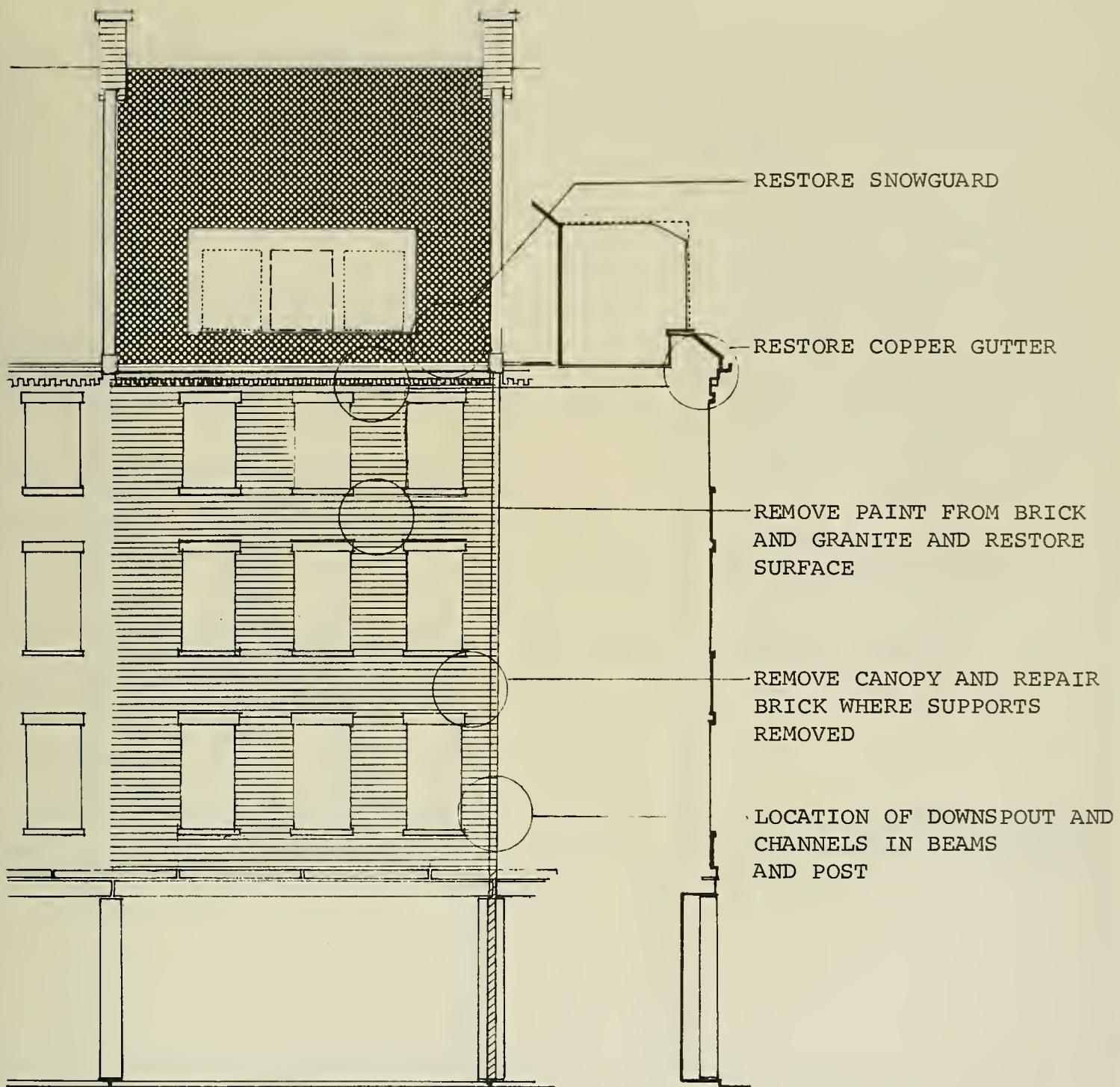


106-108

COMMERCIAL STREET

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date: October 73

URBAN DESIGN DEPARTMENT

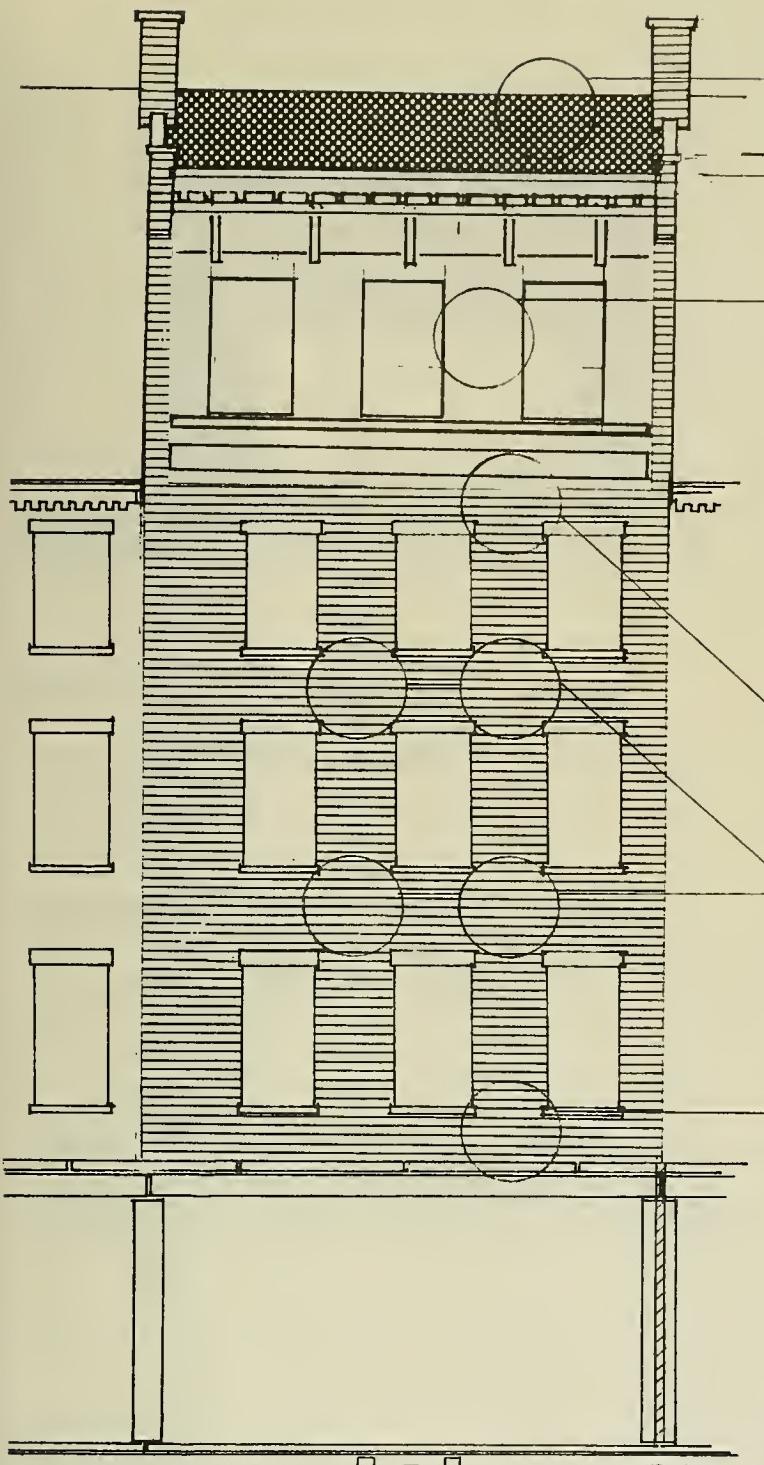


110-112

COMMERCIAL STREET

PROJECT AREA: waterfront
drawn by: harrell
scale: no scale
date: October 73

URBAN DESIGN DEPARTMENT



ROOF OPENINGS NOT IN CONFORMANCE WITH GENERAL CONTROLS CONSIDERED IN THIS AREA.

EXISTING METAL FACING, CORNICE AND DETAILING MUST BE EITHER: 1) RESTORED (WINDOW OPENINGS MAY BE WIDENED) OR 2) REPLACED WITH BRICK FACADE EXACTLY MATCHING MAIN FACADE IN MATERIALS AND FENESTRATION. NO MASONRY BUT BRICK AND GRANITE PERMITTED ABOVE ORIGINAL CORNICE LINE.

REPLACE BRICK TO MATCH FACADE WHERE ORIGINAL CORNICE WAS REMOVED.

RESTORE "STARS"

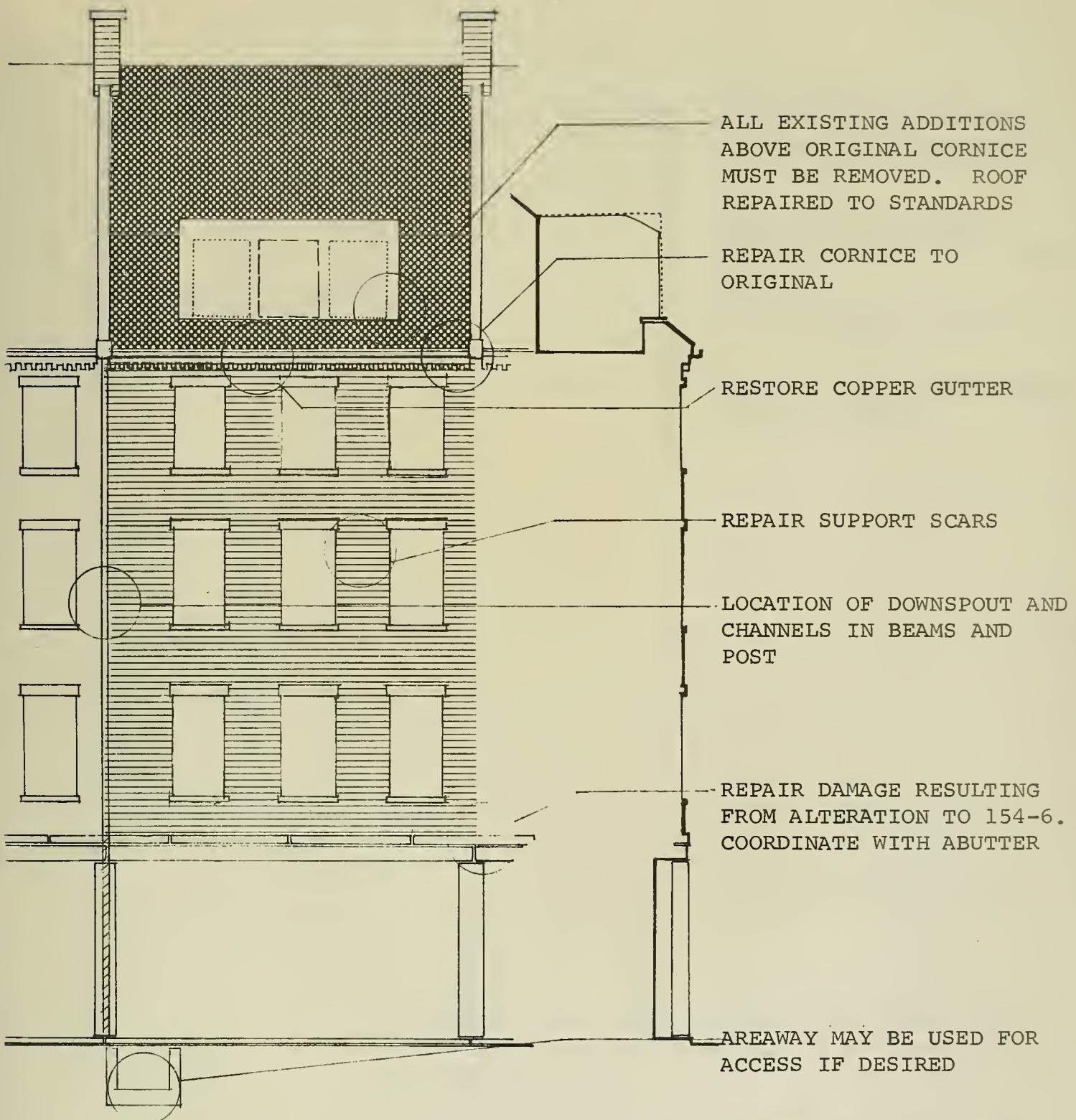
REMOVE CANOPY AND SUPPORTS. RESTORE BRICK WHERE METAL REMOVED.

AREAWAY MAY BE USED FOR ACCESS IF DESIRED.

146-148
COMMERCIAL STREET

PROJECT AREA: waterfront
drawn by: harrell
scale: no scale
date: October 73

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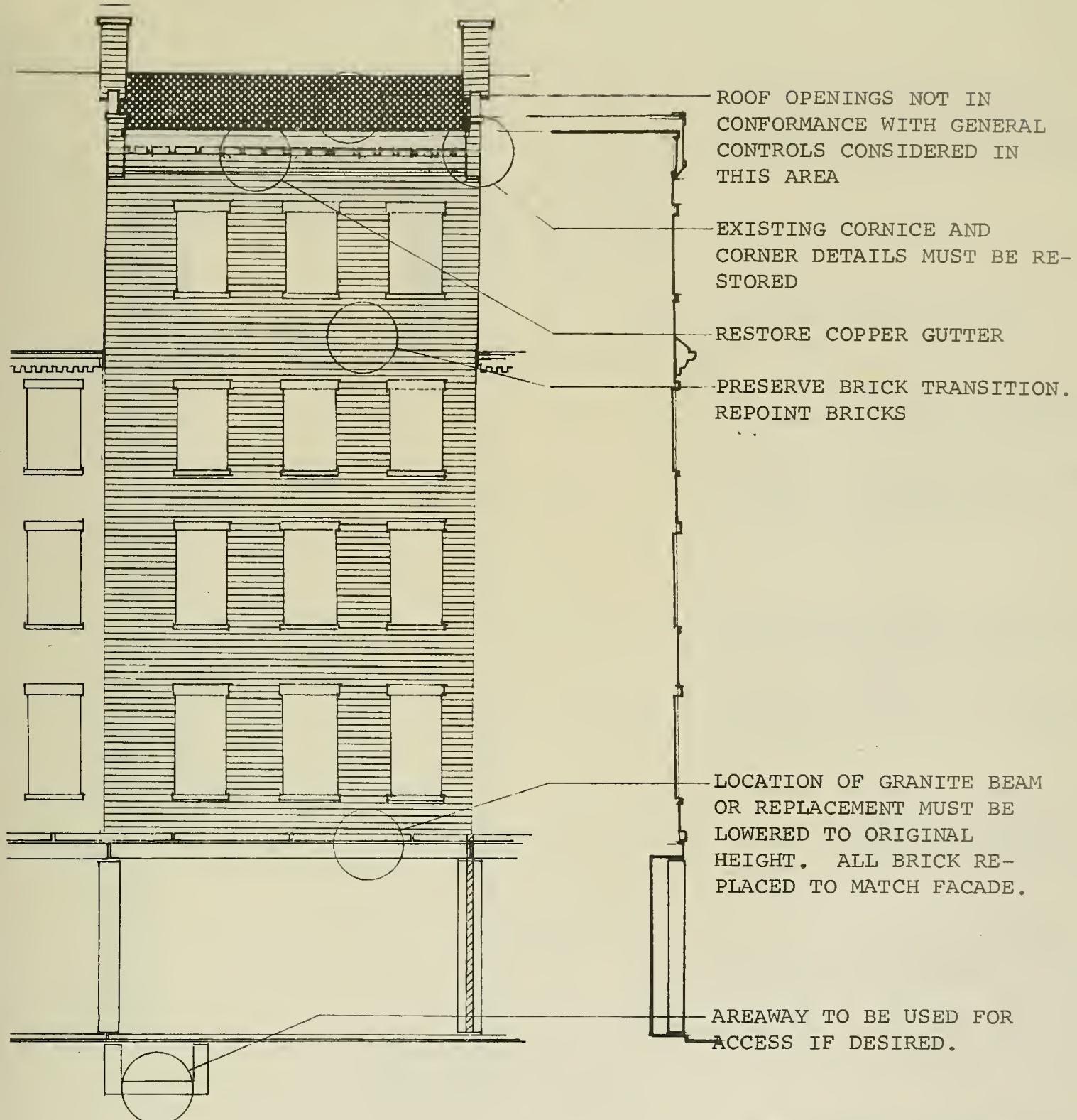


150-152

COMMERCIAL STREET

PROJECT AREA: waterfront
drawn by: harrell
scale: no scale
date: October 73

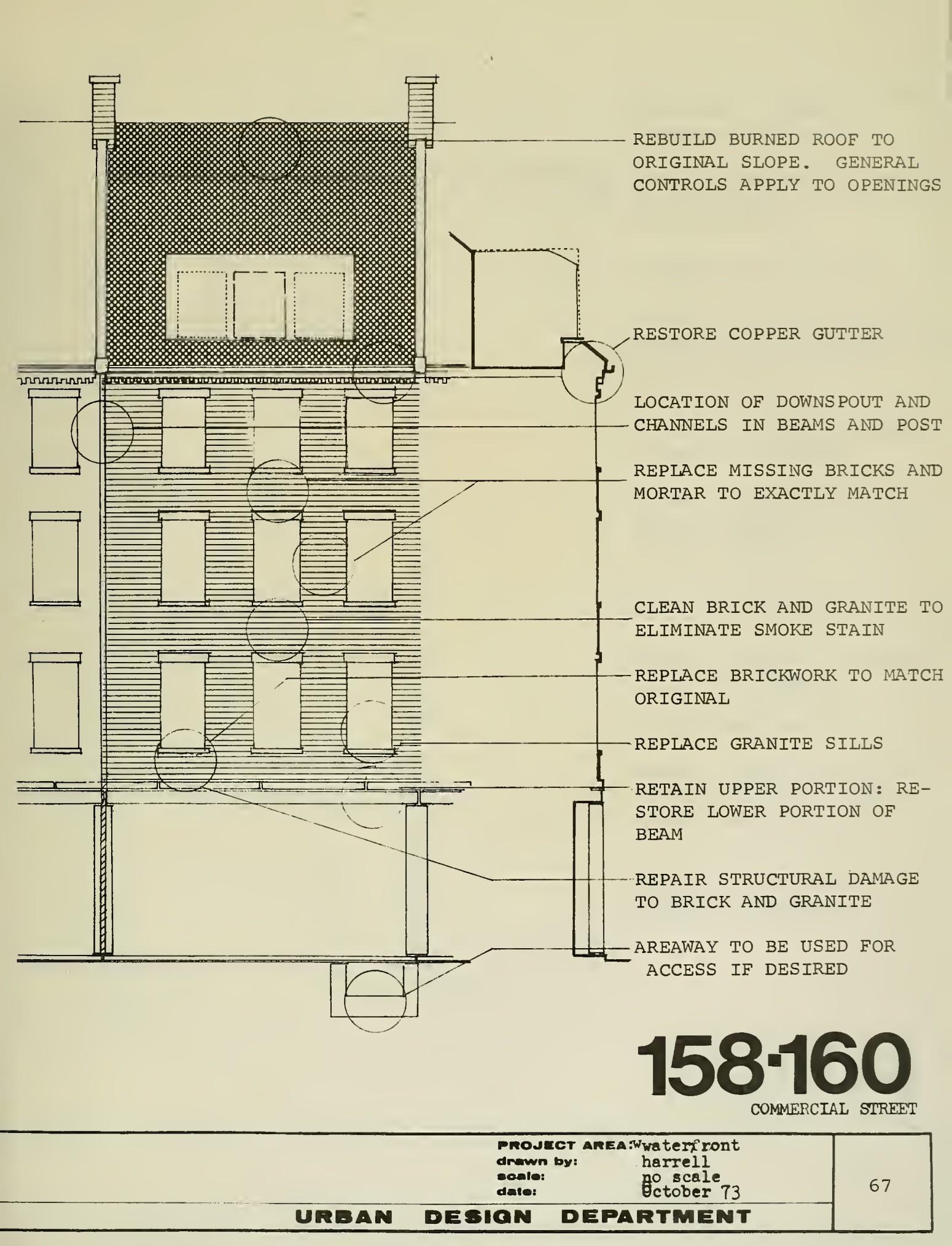
63



154-156
COMMERCIAL STREET

PROJECT AREA: waterfront
drawn by: harrell
scale: no scale
date: October 73

65



REBUILD BURNED ROOF TO
ORIGINAL SLOPE. GENERAL
CONTROLS APPLY TO OPENINGS

RESTORE COPPER GUTTER

LOCATION OF DOWNSPOUT AND
CHANNELS IN BEAMS AND POST

REPLACE MISSING BRICKS AND
MORTAR TO EXACTLY MATCH

CLEAN BRICK AND GRANITE TO
ELIMINATE SMOKE STAIN

REPLACE BRICKWORK TO MATCH
ORIGINAL

REPLACE GRANITE SILLS

RETAIN UPPER PORTION: RE-
STORE LOWER PORTION OF
BEAM

REPAIR STRUCTURAL DAMAGE
TO BRICK AND GRANITE

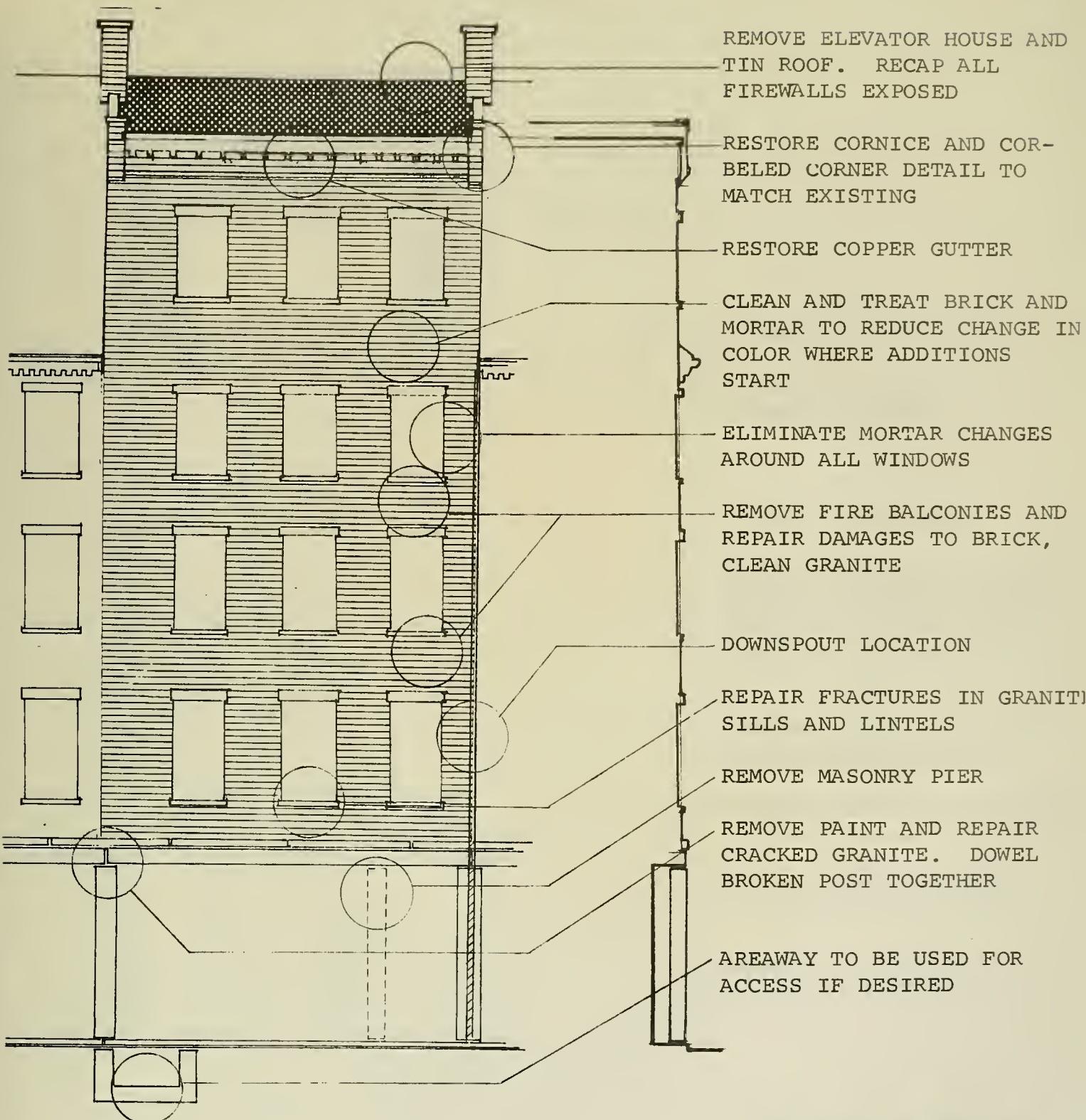
AREAWAY TO BE USED FOR
ACCESS IF DESIRED

158-160

COMMERCIAL STREET

PROJECT AREA: waterfront
drawn by: harrell
scale: no scale
date: October 73

67

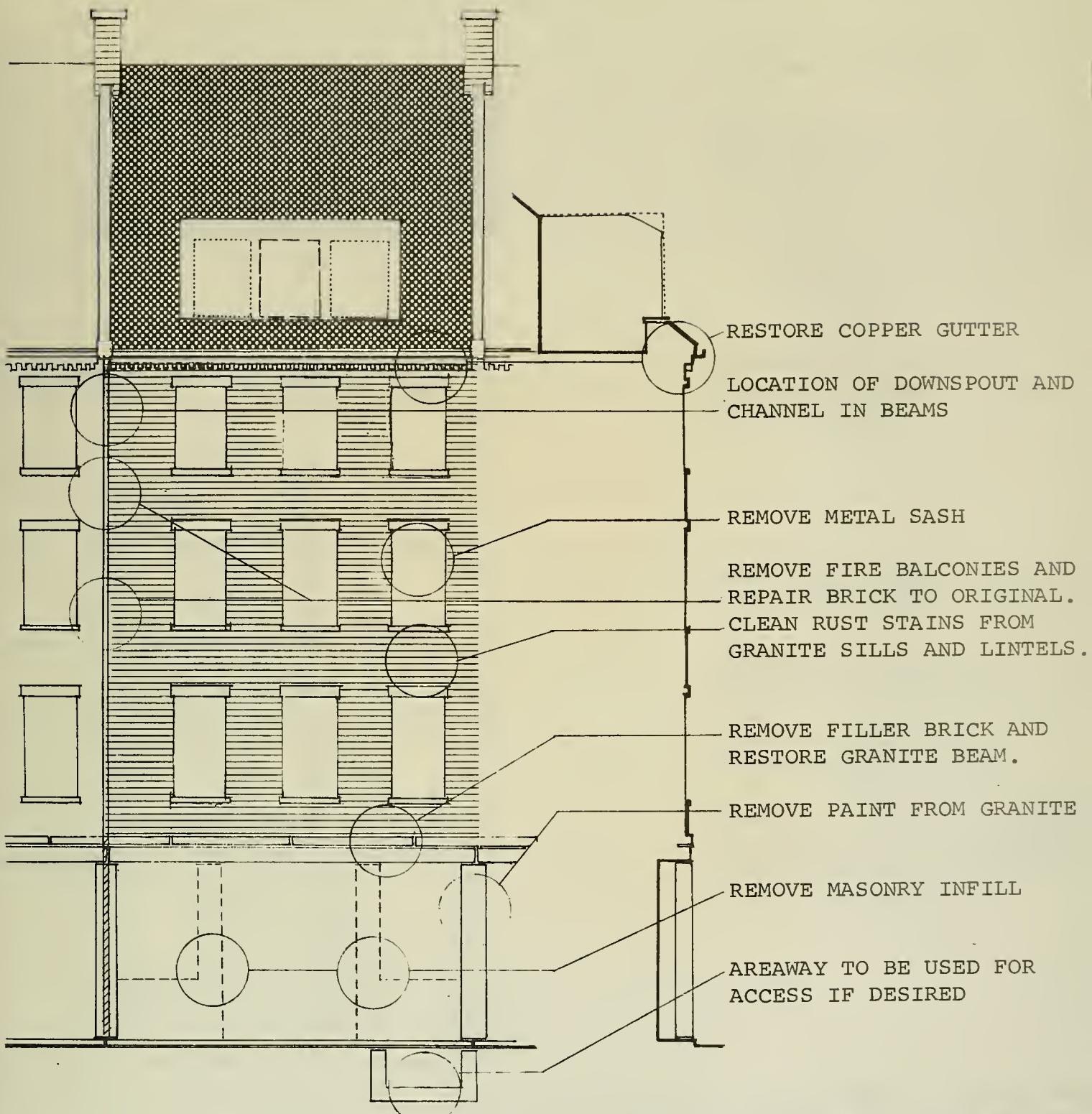


162-164

COMMERCIAL STREET

PROJECT AREA: waterfront
 drawn by: harrell
 scale: no scale
 date: October 73

69

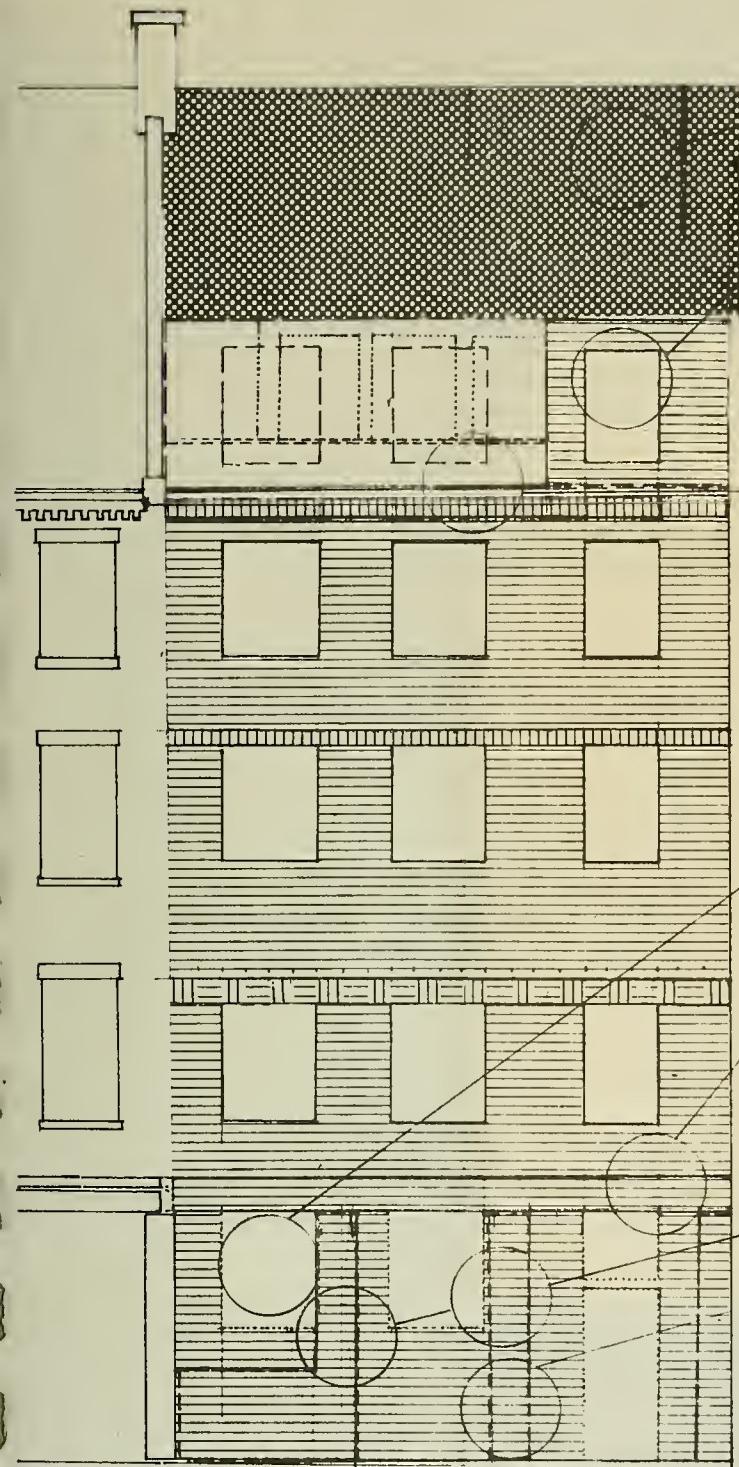


166-168

COMMERCIAL STREET

PROJECT AREA: waterfront
 drawn by: harrell
 scale: no scale
 date: October 73

URBAN DESIGN DEPARTMENT



RESTORE SLATE ROOF

THIS ADDITION MAY BE:
 A) REMOVED TO FIREWALL
 B) CONTINUED ACROSS ENTIRE
 FACADE, WINDOWS AND
 BRICK TO MATCH EXISTING
 EXACTLY. IF ADDITION
 REMOVED, ROOF SUBJECT
 TO GENERAL CONTROLS.

ROOF MAY BE REMOVED,
 CORNICE CAPPED, IF ADDI-
 TION RETAINED.

WINDOWS TO MATCH EXISTING
 IN OPENING SIZE

INSTALL BANDING SIMILAR TO
 EXISTING TO COVER SCAR

REMOVE EXISTING MASONRY
 REMOVE GRANITE POST

REBUILD FACADE BELOW "BEAM"
 LOCATION TO MATCH EXISTING
 FACADE EXACTLY, INCLUDING
 WINDOW ALIGNMENT.

THE SPECIAL EXEMPTIONS FOR THIS PARCEL ARE DICTATED BY THE EXTENSIVE ALTERATIONS
 TO THE FACADE. THE SPECIAL TREATMENT OF THIS END BUILDING WILL BE A TRANSITION
 FROM THE OTHER PARCELS TO THE NEW CONSTRUCTION.

170-172

COMMERCIAL STREET

PROJECT AREA: waterfront
 drawn by: harrell
 scale: no scale
 date: October 73

73

C69 BRA2

Boston Redevelopment Auth.

CStandards for renovation.

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Vol. I



W. W. MEADE
L. MORTON INGELS